



## Anneli Robins

Year of call: 2011

*"fantastic on her feet"*

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## Practice Summary

Anneli is described as, "fantastic on her feet", "absolutely brilliant", and "an exceptional counsel of outstanding ability".

She specialises in property, housing and public law. She will appear and advise on matters in the County Court, Youth Court, Magistrates' Court, High Court, First-tier Tribunal (Property Chamber), Upper Tribunal (Lands Chamber), and the Court of Appeal. She appears in the Crown Court on appeals from the Youth Court.

Anneli frequently provides early tactical advice to those contemplating or expecting proceedings.

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## Real Property

Anneli appears in and advises on cases involving restrictive covenants, easements, adverse possession, proprietary estoppel, boundary disputes, property management, residential and commercial services charges, leasehold guarantees, forfeiture, defective buildings, rent repayment orders and orders for sale.

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## Housing

Anneli has experience in all areas of housing law.

She has been involved in leading cases in this area by assisting senior practitioners in Chambers, including *Sims v Dacorum BC* [2013] EWCA Civ 12, *R (CN) v Lewisham LBC and SSCLG*; *R (ZH) v Newham LBC* [2013] H.L.R. 46 and *Secretary of State for Transport v Nicholas* [2013] EWHC 2945 (Ch), *R (MA and others) v Secretary of State*

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[2014] EWCA Civ 13 as well as *Swan Housing Association Ltd v Gill* [2014] 1 P. & C.R. DG12 and *R (JS) v Secretary of State for Work and Pensions* [2014] EWCA Civ 156. *Mohamoud v Kensington & Chelsea RLBC* [2015] EWCA Civ 780, *Birmingham City Council v Stephenson* [2016] HLR 44.

Anneli regularly advises on and acts in housing appeals, including s.204 Housing Act 1996 appeals.

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## Public

Anneli's work frequently involves the most vulnerable people in society. As such, issues under the Children Act 1989, the Human Rights Act 1998, the Equality Act 2010, the Mental Capacity Act 2005, the Children Act 2004, and the Care Act 2014, as well as matters of traditional public law, regularly feature in her practice.

One client has recently commented, "One of the reasons I instruct Anneli is that I know that she will handle clients well and they will respond to her. My clients often have mental health problems or language difficulties and Anneli has an ability to calm them, explain things clearly to them, and obtain informed instructions."

She appeared on behalf of the local authority in the Court of Appeal case *Birmingham City Council v Stephenson* [2016] HLR 44, which addressed the correct procedural approach to prevent 'Disability Discrimination' in possession matters following *Akerman-Livingstone (Appellant) v Aster Communities Limited (formerly Flourish Homes Limited)* [2015] UKSC 15.

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## Anti-Social Behaviour

Anneli regularly advises and appears for both Claimants and Defendants in all matters relating to anti-social behaviour, including:

- Possession actions against trespassers, licensees, shared ownership lessees, secure, assured, assured shorthold, introductory, flexible, and 'Rent Act' tenants.
  - Gang injunctions pursuant to the Crime and Policing Act 2009.
  - Anti-social behaviour injunctions, Closure Orders, Public Spaces Protection Orders, and Community Protection Orders pursuant to the Anti-social Behaviour Crime and Policing Act 2014.
  - Injunction appeals from the Youth Court to the Crown Court, and appeals within the County Court.
  - Committal proceedings.
  - Applications to purge contempt.
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## Local Government

Many of Anneli's cases are in some way related to an action or the inaction of a public body. Her work embraces a broad spectrum of local government law and procedure.

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## Regulatory & Disciplinary

Anneli's practice in this area spans the entirety of Chambers' work including actions involving, the Environmental Protection Act 1990, housing standards, tenancy deposits and the Housing Act 2004 as well as the Prevention of Social Housing Fraud Act 2013.

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## Memberships

- Housing Law Practitioners Association
  - Social Housing Law Association
  - Constitutional and Administrative Law Bar Association
  - Property Bar Association
  - Bar Pro Bono Unit Marketing Committee
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## Noteworthy Cases

- Anneli assisted senior Members of Chambers in the following noteworthy cases:
  - *Birmingham City Council v Stephenson* [2016] HLR 44
  - *R (JS) v Secretary of State for Work and Pensions* [2014] EWCA Civ 156
  - *Swan Housing Association Ltd v Gill* [2014] 1 P. & C.R. DG12
  - *Sims v Dacorum BC* [2013] EWCA Civ 12
  - *R (CN) v Lewisham LBC and SSCLG; R (ZH) v Newham LBC* [2013] H.L.R. 46
  - *Secretary of State for Transport v Nicholas* [2013] EWHC 2945 (Ch)
  - *R (MA and others) v Secretary of State* [2014] EWCA Civ 13
  - *R (Wood and Turley) v Leeds City Council* [2014] EWHC 2598 (Admin)
  - *R (Bishops Stortford Civic Federation) v (1) East Hertfordshire District Council (2) Anley Trustees Limited and Maison Anley Property Nominee Limited*, [2014] EWHC 348 (Admin); [2014] B.L.G.R. 161
  - *Ergun v Smith and Anor* [2014], High Court (Ch. D), May 13, 2014
  - *Bhathal v Mistry and Anor* [2014], High Court (Ch. D)
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## Other

Anneli spent seven years in strategy and communications management in advertising agencies, where her clients included Marks & Spencer, Shelter and Asahi beer, before deciding on a legal career. She obtained a Distinction in the Graduate Diploma in Law, a Very Competent on the Bar Professional Training Course, a first class law degree, and was called to the Bar in 2011. Anneli is a Kalisher Trust Bursary Scholar, was awarded a BPP LLB Scholarship and also has a degree in Theology and Religious Studies. She has a level four Japanese Proficiency Language Certificate having lived in Fukushima, Japan for two years.

Before joining Arden Chambers, Anneli was working in business development at Mishcon de Reya specifically for Mishcon Private, the Family Department, and the Sports Group. Prior to that, Anneli was Business Development Director of Red Lion Chambers.

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