

Ayesha Omar

Year of Call: 2012

Practice Summary

Ayesha's practice covers all aspects of housing, property and planning law. She also acts in public inquiries having been appointed as junior counsel to the Grenfell Tower Inquiry and instructed by the UK Health Security Agency in the Covid-19 Inquiry.

Ayesha prides herself on being commercially minded and accessible to clients. She is equally at home with both advisory and litigation work. Her instructing solicitors have described her work as "excellent" and have said that "clients are always impressed with the clarity of her advice and advocacy skills".

Ayesha can be instructed directly in suitable cases under the Bar's Direct Access Scheme.

Housing

Ayesha has extensive experience of the broad spectrum of housing law and regularly acts for both landlords and tenants.

Examples of Ayesha's recent cases in the housing sector:

- Possession proceedings based on rent arrears, anti-social behaviour, subletting and succession
- Possession proceedings involving trespassers
- Accelerated possession proceedings involving section 21 notices, licensing issues and tenancy deposits
- Claims for unlawful eviction
- Claims for damages and injunctions for disrepair

Rent repayment orders

Proceedings relating to housing conditions and possession pursuant to section 33, Housing Act 2004

HMO licensing and failure to comply with improvement or prohibition notices

Gang and anti-social behaviour injunction and committal proceedings, including in the Court of Appeal. Ayesha appeared for the successful Respondent (led) in Jones v Birmingham City Council [2018] EWCA Civ 1189.

Property

Ayesha has a strong practice in residential and commercial property law. She has an in-depth knowledge of the area and provides her clients with a friendly and efficient service.

Leasehold

Ayesha has extensive experience of leasehold disputes. She routinely represents both landlords and leaseholders in the County Court, the First-tier Tribunal (Property Chamber) and in the Upper Tribunal (Lands Chamber).

Examples of Ayesha’s recent cases:

The payability and reasonableness of service and administration charges including major works

Compliance with consultation requirements under section 20, Landlord and Tenant Act 1985

The recovery of the cost of major works

The validity of clauses providing landlords with a discretion to reapportion service charges in light of section 27A(6), Landlord and Tenant Act 1985. Ayesha appeared for the successful Respondent (led) in Fairman v Cinnamon (Plantation Wharf) Ltd [2018] UKUT 421 (LC); [2019] 1 WLUK 603

The variation of lease terms under section 35, Landlord and Tenant Act 1987 and the compensation payable under section 38. Ayesha appeared for the successful appellant (led) in Triplerose Limited v Bronwen Stride [2019] UKUT 99 (LC); [2020] H.L.R. 9

The premium payable for the grant of a new lease under the Leasehold Reform, Housing and Urban Development Act 1993

Altering existing terms for the purposes of a new lease under section 57(6), Leasehold Reform, Housing and Urban Development Act 1993

Advising on the premium payable when leaseholders seek to acquire the freehold of their block via collective enfranchisement.

Applications for a vesting order under section 24, Leasehold Reform, Housing and Urban Development Act 1993 where the terms of acquisition relating to collective enfranchisement had been agreed but no binding contract had been entered

Obtaining a determination under section 168(4), Commonhold and Leasehold Reform Act 2002 following a breach of covenant

Ayesha frequently delivers seminars/webinars on leasehold matters. She has provided a “case-law and legislation” update at the annual conference held by the Association of Residential Managing Agents (“ARMA”) and chaired a panel discussion at the Professionalism in Property conference on leasehold reform.

Real property

Examples of Ayesha’s recent cases in real property matters:

The effect of covenants on freehold land

Applications to rectify the Land Register. Ayesha appeared pro bono for the appellant (led) in Akhtar v Slough Borough Council [2019] UKUT 308 (LC) a factually complex case which considered the scope of Schedule 4, Land Registration Act 2002 in terms of its application to registrable dispositions that later proved to be void, and whether such dispositions constituted mistakes requiring alteration of the proprietorship register.

Charging orders

Mortgage possessions

Trusts of land and co-ownership disputes

Neighbour disputes under the Access to Neighbouring Land Act 1992

Ayesha is conscious of the need to provide her clients with clear and practical advice in order to minimise their exposure to the significant costs which are so often incurred in this type of litigation.

Commercial property

Examples of Ayesha’s cases in commercial property matters include:

Termination and renewal of business tenancies

Exercise of break clauses

Breaches of covenant involving substantial damage to property

Damages for terminal dilapidations

Possession and money judgment following forfeiture

Ayesha is able to quickly identify the important aspects of a case and provide her clients with a professional and dedicated service.

Planning & Environment

Ayesha is building a planning and environment practice. She brings substantial public inquiry experience, having been appointed as junior counsel to the Grenfell Tower Inquiry and instructed by the UK Health Security Agency in the Covid-19 Inquiry -experience directly relevant to the conduct of planning inquiries and hearings. Her housing and property practice has also given her regular exposure to statutory enforcement regimes and land law issues that commonly arise in planning matters.

Ayesha is a member of the Planning and Environment Bar Association (PEBA) and recently contributed to its consultation response on proposed amendments to the National Planning Policy Framework.

Noteworthy Cases

Rainford v Paragon Asra Housing (26 October 2025) February 2026 Legal Action 58: Ayesha appeared for the successful Appellant. This decision confirmed that a section 21 notice which required a tenant to leave before the expiry of the fixed term was invalid even if proceedings were issued once the fixed term expired.

Akhtar v Slough Borough Council [2019] UKUT 308 (LC): Ayesha appeared for the Appellant (led). The appeal concerned a factually complex case. It considered the scope of Schedule 4, Land Registration Act 2002 in terms of its application to registrable dispositions that later proved to be void, and whether such dispositions constituted mistakes requiring alteration of the proprietorship register.

Triplerose Limited v Bronwen Stride [2019] UKUT 99 (LC); [2020] H.L.R. 9: Ayesha appeared for the successful Appellant (led). The case concerned an application by the landlord to vary the Appellant's lease under section 35, Landlord and Tenant 1987. The effect of the proposed variation increased the leaseholder’s service charge liability. The case considered whether the terms of the lease were unsatisfactory for the purpose of section 35 and if so, the approach to be taken in determining prejudice and compensation.

Fairman v Cinnamon (Plantation Wharf) Ltd [2018] UKUT 421 (LC); [2019] 1 WLUK 603: Ayesha appeared for the successful Respondent (led). The case explored the limits on the role of section 27A(6), Landlord and Tenant Act 1985, on a contractual provision in a residential lease which allowed a landlord to change a leaseholder’s share of service charge costs.

Jones v Birmingham City Council [2018] EWCA Civ 1189: Ayesha appeared for the successful Respondent (led). The appeal concerned whether the scheme for granting injunctions to prohibit gang-related violence was compatible with Article 6 of the European Convention on Human Rights.

Other

Before coming to the Bar, Ayesha volunteered as a Duty Adviser and a caseworker with Shelter Housing Aid and Research Project providing support and advice to vulnerable clients facing serious

housing problems. Ayesha has also taught Constitutional and Administrative Law to undergraduate students at the University of Leicester.

Direct Access

- Yes

Memberships

- Bar Pro Bono Unit (Advocate)
- Housing Law Practitioners' Association
- Planning and Environment Bar Association
- Administrative Law Bar Association

Qualifications

- Bar Professional Training Course- Nottingham Law School
- LLB (Hons)- University of Leicester

Publications

- "Transparency Without Remedy? An Overview of the Leasehold and Freehold Reform Act 2024", (2026) 30 L&T Rev, Issue 4
- "Current regulations don't go far enough", (October 2018), News On The Block
- "Gang injunctions, human rights and standards of proof", (June 2018) Local Government Lawyer

Areas of Expertise

- Administrative Public Law
- Housing
- Planning Environment
- Property
- Local Government
- Human Rights Equalities
- Chancery
- Inquiries And Inquests