

Christopher Larkin

Year of Call: 2009

Practice Summary

Admitted to the Roll 2010, High Court Advocate 2011 and Called to the Bar 2017.Specialises in Property, Housing, Public Law, Regulatory, Injunctions and Harassment Law.

Chris joined Arden Chambers in 2017 and moved to 4 to 5 Gray's Inn Square following a recent merger of the two sets.Before joining the Bar, he was a Solicitor at a major UK national Law Firm for seven years and a High Court Advocate for six years.He has acted for individuals and organisations throughout England and Wales from both the Public and Private sector.Chris has experience in undertaking all levels of work and complexity.He is noted for his careful approach and attention to detail as well as being commended by clients for his ease of communication and accessibility.

Property

Chris has an extensive and varied property practice. He receives instructions and advises clients on both residential and commercial landlord and tenant matters.He works on both contentious litigation disputes and non-contentious cases.Chris has the unique benefit and insight of working for both landlords and tenants. This gives him the ability and experience to understand the full depth of argument in these cases.He advises on, and appears in the tribunal and county court for, matters, including:

- Service Charges;- Lease clauses and construction;- Tenant and Landlord statutory rights;- Lease variation;- Leasehold management, right to manage, enfranchisement;- Lease renewal, extensions and variations;- Short and long leases;- Forfeiture;- Right to buy leases;- Lease assignment, change of use and alterations;- Rent review and recovery;- Easements and restrictive covenants;- Dilapidations;- Disrepair;- Boundary disputes;- Adverse possession;- Urgent possession (interim possession orders (IPOs) and injunctions).

Housing

Chris has a practice that covers all areas of Housing Law. This includes possession matters, unlawful evictions, trespass, succession, tenancy agreements and policies, disrepair, homelessness and tenancy enforcement.As part of this practice, he regularly advises and represents on complex matters involving Capacity and Equality Act 2010 issues as well as Public Law arguments which form a major part of modern day housing law.

He advises and acts in respect of injunctions and committals involving both individual and multiple defendants in respect of adults and youths.He regularly appears in the County, Magistrates and Youth Courts on matters including multiple day trials.He has represented landlords in disrepair matters and resisted urgent applications for injunctions made against them.Chris acts and advises on the whole spectrum of anti-social behaviour cases. This has included low level nuisance matters through to cases involving serious violence and high level drugs matters.He is instructed on multiple defendant matters and gang injunctions and has much experience of dealing with large numbers of witnesses.His practice includes advising on how to tackle behaviour in the context and background of Capacity issues and allegations of disability discrimination. Chris regularly acts in respect of these cases and is noted for his sensitive yet robust approach.

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Chris has advised and acted for Local Authorities on a wide range of issues and accepts instructions in respect of this work. He continues to develop his practice in this area.

Chris’ practice covers a wide range of regulatory matters. He has dealt with a number of high profile cases for public and private sector residential and commercial landlords and tenants.

He advises and acts in respect of matters including:

- House of Multiple Occupation (HMO) licensing and appeals;- Selective licensing and appeals;- HMO and selective licensing fine appeals;- Closure Orders;- Tenancy Fraud;- The statutory tenancy deposits regime.

This area of law forms a major and key part of all aspects of Chris’ practice.

He regularly advises and acts in this regard.

He has worked on a wide variety of cases with a high level of complexity. His cases have involved individuals with both physical and mental disabilities – often involving work alongside the Official Solicitor. He has prepared and resisted challenges to the lawfulness of decisions made by public bodies and taken matters to Judicial Review.

Direct Access

- Yes

Areas of Expertise

- Administrative Public Law
- Human Rights Equalities
- Homelessness
- Housing