



# Jack Webb

**Year of Call:** 2016

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## Property and Estates

Jack enjoys a dual property specialism in the law of Real Property and residential Landlord and Tenant law. His Real Property practice spans the full range of disputes heard in the County Court, High Court and Tribunals with a particular emphasis on Land Registration and neighbouring land disputes. Frequently, he is instructed in claims concerning agricultural land. Jack's Landlord and Tenant practice focuses on private sector disrepair and possession, a subject he has written on in the legal press. He is also instructed in social housing disputes concerning serious anti-social behaviour, harassment and committal to prison. Jack represents landlords and tenants alike and is content to accept Legal Aid and pro bono instructions where appropriate.

## Land and Boundaries

Jack is highly sought-after for Real Property disputes, particularly those involving claims between neighbours and Land Registration. He has built up an extensive knowledge of the law of boundaries, covenants and easements over a decade in practice. His Land Registration work has been reported on and his written and oral submissions described as 'extremely helpful' (Tribunal Judge Robert Brown, *Edmunds*, *Infra*). Examples of Jack's Real Property work include (anonymised where required):

**Edmunds -v- Unicam Holdings LLC UKFTT 01301 (PC)** (s.132 & sch.4 Land Registration Act 2002; *Rectification of the Register; Removal of Unilateral Notices; Fraud*) Representing the Applicant in a land registration dispute concerning the removal of a unilateral notice, rectification of the Register for fraud and the statutory definition of 'valuable consideration'.

**Callahan -v- 13 Marlborough Buildings (Bath) Management Company Ltd UKFTT 27 (PC)** (s.27a Landlord and Tenant Act 1985; *Leasehold Service Charges; Promissory Estoppel*) Representing the Respondent management company in a dispute between leaseholders about the reasonableness of service charges and promissory estoppel.

**Russell Mark Farmer -v- Charlotte Hale UKFTT 00555 (PC)** (sch.4 Land Registration Act 2002; *Rectification of the Register; Forgery; Powers of Attorney*) Representing the Respondent in a 4-day Land Registration dispute concerning rectification of the Register for a transfer procured by an allegedly forged Power of Attorney.

**Farler -v- Lakefront Estates Ltd (High Court) CH-2022-BRS-000013** (*Appeal*; s.6 Land Registration Act 2002; s.49 Law of Property Act 1925; *Purchase at Auction; Notice to Complete; Deposits*) Representing the Appellant in a dispute concerning the effect of Forrer v Nash (1865) 55 E.R. 858 upon the purchase of a property at auction and forfeiture of a deposit for failure to complete.

**Dr Samim Azim -v- John Coote (County Court) (N03YX861)** (*Fraudulent Misrepresentation; Conveyancing*) Preparing Particulars of Claim and an application for Summary Judgment in an ongoing dispute concerning alleged fraudulent misrepresentation and contamination of land.

**(1) Geoffrey Saunders, (2) Janet Saunders –v– (1) Leeroy Adams, (2) Francesca Adams (County Court)**

**(M01BS924)** (*Boundaries; Trespass and Nuisance; Estoppel by Acquiescence*) Preparing the Defence in an ongoing neighbour dispute concerning disputed boundaries, trespass by fences, estoppel by acquiescence and nuisance by unpleasant sights per Thompson-Schwab v Costaki [1956] 1 WLR 335.

**Mark Mayo –v– (1) Elizabeth Evans, (2) Justin Wills (County Court) (L00BP152)** (*Boundaries; Trespass and Nuisance;*

*Interference with Easements*) Advising and representing the Claimant in an ongoing neighbour dispute concerning disputed boundaries, trespass by fences, construal of an expressly granted right of way and interferences thereto.

**Elisabeth Obeng –v– Kim Howard Limited (County Court) (N037X663)** (*Mobile Homes Act 1983; Consumer Rights Act 2015;*

*Park Homes; Maintenance and Repair of Pitch*) Preparing the Defence and Counterclaim in an ongoing dispute against a site-owner concerning responsibility for the maintenance and repair of a Park Home and its pitch.

**(1) Andrew Roberts, (2) Jill Kane –v– Cotswold Grange Investments Ltd. (County Court) (M01BM425)**(*Consumer Rights Act*

*2015; Park Homes; Promissory Estoppel; Tort of Causing Loss by Unlawful Means*) Preparing Particulars of Claim in an ongoing dispute against a site-owner concerning the terms of a licence agreement to station a Park Home and alleged unlawful interference with its sale.

**(1) David Maynard, (2) Joanna Maynard –v– (1) Elizabeth Maynard, (2) Stuart Maynard (County Court)**

**(L00PL215)** (*Interference with Easements; Riparian Rights; Claims for Settlement*) Representing the Claimants in a dispute concerning interference with a water supply by their neighbours and the effect of Siemens v Supershield [2009] EWHC 927 (TCC) on recovering settlement sums as damages.

**V –v– F** (*Breach of Covenant; Nuisance by Water Damage*) Advising the proposed Claimant and drafting Particulars of Claim in a prospective neighbour dispute concerning flood-damage caused by rainwater spillover and disrepair of an adjacent roof.

**(1) RT, (2) NT –v– DS** (*Breach of Covenant; Interference with Easements; Notice to Repair*) Advising the proposed Claimants in

a prospective neighbour dispute concerning the blocking of a right of way by failing to maintain land. Included analysis of positive covenants, repair of servient land by the dominant owner and Carter v Cole [2006] EWCA Civ 398.

**JT –v– JB** (*Easements of Necessity; Proprietary Estoppel; Prescription*) Preparing Particulars of Claim in a prospective claim

concerning a ransom strip, the Claimant's right of way over it and historic agreements alleged to give rise to a proprietary estoppel.

**(1) OH, (2) GLR –v– EHS** (*Proprietary Estoppel; Adverse Possession; Prescription; Trespass and Nuisance*) Advising the

Claimants to a complex, multi-day dispute concerning alleged trespass and nuisance by the Defendant, who claimed a prescriptive right to trespass, adverse possession of the land trespassed upon and proprietary estoppel.

## Housing, Landlord and Tenant

Jack has specialised in residential Landlord and Tenant law for a decade. He enjoys a busy paperwork and advocacy practice: drafting pleadings, providing opinions and representing both landlords and tenants. Jack is known for his forensic knowledge of relevant Landlord and Tenant legislation (a recent article on s.21 of the Housing Act 1988 may be found below) and his clear, straight-to-the-point advice. Examples of Jack's Landlord and Tenant work include (anonymised where required):

**Realtreat Limited & Ors –v– (1) Mukesh Kumar, (2) Persons Unknown (County Court) (L00ZJ412)**(*Possession; Trespassers*)

Representing the Claimants in a trespass possession claim against their previous tenant and persons unknown. Included alleged threats of arson and police involvement.

**Matthew Payne –v– Prestige Property Developments GB Ltd. (County Court) (K02BS106)** (*s.213 Housing Act 2004; Deposit*

*Protection; Penalties*) Representing the Defendant in a Part 8 assessment of damages hearing for a penalty re failure to protect a tenancy deposit.

**(1) Samantha Huby, (2) Tyron Cleere –v– Cheryl Kimber (County Court) (J00SN132)** (*s.213 Housing Act 2004; s.11 Landlord*

*and Tenant Act 1985; Deposit Protection; Disrepair*) Representing the defendant in a claim for a penalty re failure to protect a deposit, and a Counterclaim for disrepair by pets.

**Mohammed Hussain & Ors –v– Mustafa Kaya & Ors (County Court) (K00BS835)** (*Possession; Mixed-Use Premises*)

Representing the Claimants in a claim for forfeiture, arrears and possession of a commercial premises unlawfully used by the Defendants as a residence.

**JXL Property Ltd –v– Mustafa Najjar (County Court) (J04EC499)** (*s.21 Housing Act 1988; Protection from Harassment Act 1977; Disrepair; Harassment; Possession*) Preparing the Reply to Defence and Defence to Counterclaim in a complex contested possession claim involving allegations of disrepair, harassment and various regulations concerning Houses in Multiple Occupation, Smoke and Carbon Monoxide alarms and Fitness for Human Habitation.

**Gerlando Fragapane –v– Kevin Pheby (County Court) (J00BA210)** (*s.21 Housing Act 1988; Possession; Deposit Protection; Validity of Notice*) Advising and representing the Claimant in a contested possession claim in which the defendant argued a s.21 notice was invalid for failure to properly serve notice and failure to protect a deposit.

**Aster Communities –v– Isaac Abam (County Court) (K00SN181)** (*Pt.1 Anti-Social Behaviour, Crime and Policing Act 2014; ASBIs; Powers of Arrest*) Representing the Claimant social landlord in an application for an Anti-Social Behaviour Injunction with powers of arrest. Included alleged threats of stabbing.

**Aster Communities –v– Juanita Rodrigues (County Court) (K00WC045)** (*pt.1 Anti-Social Behaviour, Crime and Policing Act 2014; ASBIs; Powers of Arrest*) Representing the Claimant social landlord in an application for an Anti-Social Behaviour Injunction.

**SR –v– JM** (*s.11 Landlord and Tenant Act 1985; s.4 Statute of Frauds Act 1677; Disrepair; Guarantees; Consideration; Part 36*) Advising the proposed Defendant (a guarantor) on liability and Part 36 settlement in a prospective claim for disrepair. Included analysis of the bespoke law of guarantees in the Landlord and Tenant context per *Junction Estates v Cope* [1974] 2 P.&C.R. 482.

## Articles

3PB's property and commercial law barrister Jack Webb writes a detailed guide to s.21 of the Housing Act 1988, offering key guidance to practitioners on how it may be used before the 30 April deadline.

[View Article](#)

## Recommendations

*"Just to let you know that I have just spoken to [the client] and he has heaped lashings of praise upon you for your valiant effort and the excellent way in which you represented him at trial today. He has personally asked me to pass this message on to you."* - instructing solicitors

*"I must say that my colleagues, myself, and [the client] were very impressed with your advocacy. I look forward to instructing you again in the future."* - instructing solicitors

*"Jack obtained the order we needed and the client was very satisfied with the outcome. Great service all round!"* - instructing solicitors

*"Really impressed with the work he did here – not just the result – but he took it all in his stride – no panicking or complaints about the woeful standard of instruction! His post hearing report is also first class. I'd be happy to use Jack on future instructions and will pass this onto the wider team as well."* - instructing solicitors

*"He is approachable, helpful, and efficient."* - instructing solicitors

*"A pleasure to work with."* - instructing solicitors

*"May I just say what a superstar Jack Webb was today, thank you to all of you for putting him on the case."* - lay client

## **Academic qualifications**

- Law with Politics (LLB) - The University of Manchester: First Class (Hons)
- BPTC - The University of the West of England: Outstanding
- English Literature (Masters) - The University of Bristol: Distinction.

## **Scholarships**

- BPTC Academic Prize - Inner Temple
- Yarborough-Anderson Scholarship - Inner Temple
- Duke of Edinburgh Award - Inner Temple
- Exhibition Award - Inner Temple
- Damien Bourke Mooting Prize - University of Manchester
- Winner, DLA Piper Debating Competition - University of Manchester
- RG Lawson Prize (Administrative Law) - University of Manchester
- RG Lawson Prize (Constitutional Law) - University of Manchester

## **Professional qualifications & appointments**

- Accredited mediator (Society of Mediators, 2021)