

Emma Shiels

Year of Call: 2021
Email Address: emma.shiels@3pb.co.uk
Telephone: 0121 289 4333

Residential Landlord and Tenant and Housing

Emma Shiels is routinely instructed in residential landlord and tenant disputes, with a particular focus on complex possession matters. She regularly appears in fast track and multi-track proceedings and has extensive experience obtaining possession orders, injunctive relief, and other associated remedies.

She represents both landlords and tenants and regularly appears at interim hearings and final trials. Her practice covers a wide range of matters, including:

- Possession claims
- Injunctions relating to anti-social behaviour
- Applications for access
- Committal proceedings
- Disrepair proceedings
- Charging orders and orders for sale

Emma is particularly noted for her work in bringing and defending possession proceedings involving arguments of succession of tenancy.

Notable and recent cases :

- *Mohammed Nawaz & Nazam Mohammed v Sheffield City Council (105 Hartley Brook Avenue, Sheffield – MAN/00CG/HNA/2023/0011)* – Emma successfully represented the Landlord in an appeal against a civil penalty imposed by the Respondent under Section 239A of the Housing Act 1984. Emma successfully argued that the Improvement Notice was invalid due to the Council's failure to comply with Section 13(3) of the Housing Act 2004.
- *Fouad Chafei Maghouz v Golder Baqa Company Secretary Limited (1) and Lettings Limited (2) (Flat 3, 137 Kingsbury Road, Birmingham – BIR/00CN/HMK/2024/0036* – Emma successfully represented the Second Defendant in an application for a rent repayment order.
- *Heart of England Forest v Shaw* – Emma successfully represented the Claimant in complex Section 21 proceedings revolving around the service of Gas Safety Certificates following a change in ownership. Emma negotiated a favourable outcome and possession order at the multi-track trial.
- *The Mayor and Burgesses of London Borough of Haringey v Khatun* – Emma successfully defended a summary judgment application in complex possession proceedings involving succession rights and a wrongfully terminated right to buy application.

Academic qualifications

- BPTC LLM, Very Competent, University of Law
- LLB, 2:1, Nottingham Law School
- PGCE/MSc, Secondary Education (Mathematics), Loughborough University

Scholarships

- Excellence in Law Award, Nottingham Law School
- Finalist, LEX/Shoosmiths Negotiation Competition, Shoosmiths Nottingham

Professional bodies

- Honourable Society of Gray's Inn