Falcon Chambers

Daniel Black

Called 2015



Practice Summary

Daniel practises in all areas of landlord and tenant law. His commercial specialisms have a particular focus on 1954 Act and telecommunications work, as well as property related insolvency disputes. He is also a specialist residential practitioner, with particular expertise in the Renters' Rights Act 2025.

He regularly appears in the County Court, the Property Chamber of the First-tier and Upper-tier Tribunals and the High Court, and has acted as junior counsel before the Supreme Court.

Daniel frequently advises and is instructed in disputes in the following areas:

- Interpretation & rectification
- Telecommunications & the Code
- The Landlord and Tenant Act 1954
- The Renters’ Rights Act 2025
- Housing law
- Insolvency & property law
- Notices to complete
- Trespass, protests and injunctions
- Human rights & property law
- The Equality Act 2010 & property law
- The Building Safety Act 2022
- Minimum Energy Efficiency Standards (MEES)
- Mortgages
- Nuisance
- Forfeiture
- Service charges and dilapidations
- Possession and adverse possession
- Auctions

Away from Court, Daniel’s passions are cooking, sports and hiking (he is also a fan of historical drama; whether

written or on-screen). Daniel initially lectured law after his call to the Bar, and still volunteers as a mentor for student applicants.

Notable Cases

- **EE Limited and H3G Ltd v AP Wireless II (UK) Ltd** BIR/ooCN/ECR/2024/0623 and ors; LC-2025-00435
- **MVL Properties 2017 Ltd v The Leadmill Ltd** [2025] EWHC 349 (Ch)
- **Durrani v Coe** [2024] EWHC 2912 (KB)
- **County Mayo Estates Ltd v Hidden Gem Ltd** [2024] EWHC 401 (KB)
- **Rarity Holdings Ltd v Parkhill** [2024] EWHC 1637 (Ch)
- **Killock v Information Commissioner** [2021] UKUT 299 (AAC)
- **Pakistan International Airline Corp. v Times Travel** (UK) Ltd [2021] UKSC 40

Education & Prizes

BCL, St Hilda’s College, University of Oxford

LL.B. (First Class), University of Glasgow

Colombos International Law Essay Prize, Middle Temple

Queen Mother and Jules Thorn Scholarships, Middle Temple

National Security Law Prize, Spring 2011, UNC Chapel Hill (on exchange)

Selected publications

Civil Justice Quarterly: Can Artificial Intelligence Lawfully Draft Statements of Case? C.J.Q. 2022, 41(2), 136-146

New Law Journal: Child’s Play? Common law nuisance & an interesting High Court decision on noise from a nursery, N.L.J. 2025, 175(8111), 10-11

New Law Journal: Bridging The Gap the registration gap, pitfalls and how to avoid them in light of the recent Upper Tribunal decision in R M Residential Limited v Westacre Estates Limited [2024] UKUT 56 (LC)

New Law Journal: A Practicioners’ Guide to the Intermediate Track

Landlord & Tenant Review: RTM management functions: limits to acquisition of landlord powers?L. & T. Review 2023, 27(6), 236-239

Estates Gazette: Building Safety in England & Scotland, E.G. 2023, 2348, 37

Published Comments

"Daniel is excellent. He is very good on paper and on his feet, providing sophisticated advice well beyond his relatively junior years. He has helped secure some excellent results." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Daniel is very easy to work with; he's engaging and has fantastic communication, and his advocacy is first-class." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"He provides first-rate client service with a strong grasp of commercial realities. His advice is clear, strategic, tailored and underpinned by deep subject-matter expertise" *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Daniel is very direct and good with clients. He's very responsive as well, seeing himself as almost an extension of the team." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*