Falcon Chambers

Kavish Shah

Called 2019



Practice Summary

Kavish Shah's practice covers all areas of real property and landlord and tenant law, both residential and commercial. He regularly appears before the County Court, High Court, and First-Tier Tribunal (Property Chamber) and also has a busy advisory practice.

Kavish's recent cases have covered the following areas:

- Residential landlord and tenant disputes including rent arrears, possession actions, service charges, financial penalties under Section 249A of the Housing Act 2004, and rent repayment orders
- Commercial landlord and tenant disputes including break clauses, forfeiture and other possession actions, and the 1954 Act
- The Building Safety Act 2022
- Charging Orders
- Mortgages and receivers
- Telecommunications
- Trespass and nuisance
- Enfranchisement and lease extensions
- Tenants' right of first refusal
- Escheat and bona vacantia

Kavish has been ranked as a Rising Star in the Legal 500 UK Bar Guides in both 2026 and 2027.

Education

- Degree in Geography at Emmanuel College, Cambridge
- Twice awarded the Astbury Scholarship by Middle Temple
- Graded Outstanding on the BPTC and Distinction in his LLM
- Won the Lechmere Essay Prize and was awarded a Certificate of Honour by Middle Temple.

Professional

- Member of the Property Bar Association
- Member of the Chancery Bar Association
- Member of London Common Law and Commercial Bar Association (LCLCBA)

Publications

Books:

Co-author of Charging Orders on Land: Law, Practice and Precedents, 2nd Edition

Articles:

- Modernising Security of Tenure | Estates Gazette, September 2026 - Joint Article with Guy Fetherstonhaugh KC
- Access all areas? | N.L.J. 2026, 176(8168), 13 | New Law Journal - Joint Article with Thomas Rothwell
- But for and retrospectivity: another Building Safety Act story for appeal | Falcon Chambers
- Some thoughts on the draft Commonhold and Leasehold Reform Bill | Falcon Chambers
- Rent reviews: ups & downs | N.L.J. 2025, 175(8129), 13 | New Law Journal - Joint Article with Thomas Rothwell
- Managers: Unknown to the Building Safety Act? | Falcon Chambers
- The language of signage: what's clear & what's not | N.L.J. 2024, 174(8087), 7-8 | New Law Journal
- Damages for the damnified? What DOES Law of Property Act s 104(2) mean? | B.J.I.B. & F.L. 2023, 38(11), 763-764 | Butterworths Journal of International Banking & Financial Law
- Building Safety Act remediation orders: some takeaways about directions and case management | Falcon Chambers
- Landlord & tenant disputes: is compulsory arbitration coming? | New Law Journal
- Notice to quit given to the wrong person. | Westlaw UK
- The Equality Act 2010 and "a new deal for renting". | Westlaw UK
- Applying the Mannai principle to the identity of the recipient of a notice. | Westlaw UK
- Arbitrating rent arrears. | Westlaw UK
- The importance of pleadings: service charges and section 19. | Westlaw UK
- Eurosail v Khan | Falcon Chambers (falcon-chambers.com)

Published Comments

"Kavish demonstrates a strong understanding of the legal and procedural framework, consistently providing clear and practical advice. He is well prepared and able to distill complex matters into concise and persuasive submissions." *Legal 500 UK Bar Guide 2027*

"He is great on his feet." *Legal 500 UK Bar Guide 2026*