Falcon Chambers

Thomas Rothwell

Called 2017



Practice Summary

Thomas accepts instructions in all areas of landlord and tenant law, whether residential, commercial or agricultural, as well as the law of real property more generally. He has established a busy court and advisory practice, featuring regular appearances in the County Court, the Property Chamber of the First-tier Tribunal and the High Court.

Ranked in both Chambers and Partners and Legal 500 UK Bar guides, Thomas has been described as "*a future star of the Bar*" with a *"phenomenal work rate"* and "*an exceptional eye for detail"*. His client care has been labelled "*second to none*".

Thomas enjoys both the cut-and-thrust of the court room as well as puzzling out problems in chambers. His most recent cases have covered the following areas:

- Easements, restrictive covenants, pre-emption rights and boundary disputes;
- The law of land registration;
- Mortgages;
- Commercial landlord and tenant law, including lease renewals under the Landlord and Tenant Act 1954, breaches of covenant, break clauses and forfeiture proceedings;
- Residential possession proceedings including termination of assured shorthold tenancies, claims by mortgagees and forfeiture of long residential leaseholds;
- The law of service charges and dilapidations;
- Trusts of land;
- Adverse possession;
- Nuisance and trespass proceedings;
- Leasehold enfranchisement; and
- Proprietary estoppel.

Before coming to the Bar, Thomas read German and Russian at Jesus College, Cambridge, where he was also a choral scholar. He continues to engage in musical life, including singing in his local parish choir and making regular visits to the opera.

Education

Modern and Medieval Languages (German and Russian), Jesus College, University of Cambridge, MA (Cantab.) – Double First Class with Distinction

Graduate Diploma in Law, City Law School, London (Distinction)

Foundation Scholarship, Jesus College, University of Cambridge (renewed annually, 2012-2015)

Keller Prize awarded for one of the best finals results in any discipline at Jesus College, Cambridge, 2015

Eliot Prize for the highest mark in Part II Modern and Medieval Languages at Jesus College, Cambridge, 2015

Benefactor's (2004) Prize for one of the highest non-finals marks in any discipline at Jesus College Cambridge, 2013

Kurt Hahn Prize for the best performance in the Part IB German language examinations at the University of Cambridge, 2013

Anthony Dorrell Prize for the best performance in the Part IA Russian examinations at the University of Cambridge, 2012.

Professional

Bar Professional Training Course, City Law School, London (Outstanding)

Called: 2017, Lincoln's Inn (Lord Mansfield Scholarship, Lord Bowen Scholarship, Hardwicke Entrance Award)

Lincoln's Inn Student of the Year 2017 (highest BPTC mark at Lincoln's Inn)

The Scarman Scholarship, City Law School, London (2nd in year on the BPTC)

Oxford University Press Prize, City Law School, London (highest aggregate BPTC mark in advocacy and civil procedure)

Buchanan Prize, Lincoln's Inn, 2017

Maitland Advocacy Prize, 2015.

Recent cases

- *Re Rennie Court* (LON/00BE/LSC/2022/0234 – 2 November 2023): Following a four-day hearing, Thomas successfully obtained a determination from the First-tier Tribunal that the vast majority of service charges claimed in respect of a prominent estate on the South Bank were payable. The case raised a wide range of legal issues, including contractual interpretation, the requirement for charges to be reasonably incurred, the application of consultation requirements and the validity of service charge demands.
- *Watson v (1) Cole (2) Komoda* (HHJ Parfitt, Central London County Court, 7 July 2023): Thomas successfully represented the Defendants at a five-day trial concerning a boundary/party wall dispute

between neighbours in west London. The case was widely reported in the national media.

- *Corpus Nostrum Limited v Buckinghamshire NHS Trust* (Recorder Shepherd, Oxford County Court, 19 January 2023). Following a contested trial, Thomas successfully established the Defendant landlord's opposition to the grant of new tenancy, relying on grounds (f) and (g) in section 30(1) of the Landlord and Tenant Act 1954.
- *Re Albion House* (LON/00AU/LBC/2021/0084 – 19 May 2022): Thomas successfully represented the Applicant at a two-day hearing before the First-tier Tribunal relating to the excessive generation of noise and obtained a determination of breach under section 168 of the Commonhold and Leasehold Reform 2002.
- *Savill v Elkesley Parish Council & Ors* (Sheffield County Court, HHJ Sadiq, 11 March 2022): Thomas successfully established the existence of a prescriptive right of way on behalf of the Claimants following a contested 2-day trial.
- *Ainscough v (1) Ainscough (2) Bank of Scotland Plc* [2020] EWHC 2909 (Ch): This case related to the application of the law of abuse of process to decisions of HM Land Registry and also "exceptional circumstances" in which it is appropriate to refuse to rectify the title register. Thomas successfully represented the Second Defendant in a two-day High Court trial.

Publications

"Rent reviews: ups & downs" (N.L.J, 8129 – September 2025) - Joint Article with Kavish Shah

"Fancy a Top Up? Rent Deposit Deeds and Company Administration: Re London Bridge Entertainment Partners LLP (In Administration) [2019] EWHC 2932 (Ch)" (2020) 24 L&TR Issue 3, pp. 104-108.

"Howe v Gossop: useful insight on the circumstances in which s.2 of the Law of Property Miscellaneous Provisions Act 1989 will (or will not) amount to a defence to a proprietary estoppel" (NLJ, 7934 – May 2021) – Joint Article with Caroline Shea QC

Published Comments

"Thomas is one to watch; really cool, calm and collected." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Thomas is great to work with. He's very on it; great on the detail and gets straight to the point. He's an excellent advocate and manages cases well." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Thomas has great client management skills and a super approach to communication." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Thorough, sharp, perceptive." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Thomas is a future star of the Bar. The standard and technicality of his work far exceeds his level of call." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"He is brilliant at it all. There is nothing he can't turn his hand to and he has attention to detail that goes through the roof." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Thomas is excellent with both his drafting skills and advocacy." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Thomas Rothwell is a junior with a growing practice in real estate and noted experience in such areas as land

registry, dilapidations and possession claims. He has appeared in the County Court, High Court and First-tier Tribunal." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Thomas is an extremely bright and comprehensive barrister." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Thomas is very bright, adept at handling heavy workloads well and has an excellent eye for detail." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Thomas is always cool, calm and collected. He is great with clients and gives astute commercial advice." *Legal 500 UK Bar Guide 2025*

"Thomas knew the facts of the case inside out and was prepared for any queries the judge raised. His client care was also second to none - he is very personable and the clients felt extremely comfortable with him."

"Thomas has an exceptional eye for detail, a phenomenal work-rate and is excellent on both paper and his feet."

"Thomas is a very bright, thorough and conscientious barrister." *Chambers and Partners UK Bar Guide 2024*

"Thomas has an exceptional eye for detail and a phenomenal work rate, and is excellent both on paper and on his feet." *Chambers and Partners UK Guide 2023*

"Thomas is extremely easy to work with and is willing to take on board our thoughts and views as well as his own. He will always make the time to speak with us." *Chambers and Partners UK Guide 2023*