



Barrister

ELERI GRIFFITHS

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Call: 2014



Specialist in
Housing & Community Care
Personal Immigration
Business Immigration
Public Law
Civil Law
Civil Actions Against Public Authorities
Modern Slavery & Trafficking Team

Experience

Eleri is a civil and public law practitioner, with particular specialism in:

- Housing and Community Care law
 - Asylum and Immigration law
- Public law, human rights and civil liberties
 - Actions against public authorities

Eleri acts in cases across the spectrum of these fields in both private and public law matters. She regularly advises and represents exceptionally vulnerable clients with disabilities or a history of severe trauma and is adept at recognising multi-disciplinary issues where the various fields of her practice cross-over.

Eleri is a fluent Welsh speaker and welcomes opportunities to provide services through the medium of Welsh.

Housing & Community Care

Eleri has a busy and varied practice across the range of housing law matters. She is ranked in Chambers and Partners and has experience in the County Court, High Court and Court of Appeal litigation.

Eleri's practice encompasses homelessness cases, judicial review, unlawful eviction, possession proceedings, and anti-social behaviour injunctions. She has also acted in complex injunction matters under the Protection from Harassment Act 1997 in the housing context. She has a particular interest in homelessness and is regularly instructed in judicial review claims involving applications for interim relief. She has substantial experience with statutory homelessness appeals. Eleri undertakes extensive drafting and advisory work and particularly welcomes cases involving public law challenges, matters arising under the Equality Act 2010. Earlier experience as a Senior Debt Adviser enables her to find creative solutions to broader issues facing clients.

Notable recent cases include:

- R(Coleman) v LB Harrow [2023]: Secured mandatory order to rehouse the family of an exceptionally disabled child in a case where complex PSED issues arose, Led by Martin Hodgson.
- GT v WS [2023]: Represented the defendant in a possession claim brought by a private landlord. The Defendant counterclaim and secured an order for specific performance, £25,000 in damages for disrepair and £22,500 in penalty payments for non-protection of tenancy deposit, consisting of the

maximum three times the deposit penalty for 8 breaches.

- R(HA) v LB Redbridge [2022]: Secured interim relief at contested hearing requiring the local authority to rehouse a single mother and her children from a single room.
- Omar v Hackney LBC [2022]: Represented the Appellant in Court of Appeal litigation in which a County Court Judge's finding that a Care leaver's conviction necessarily meant he was bound to be intentionally homeless was set aside by consent post-permission, led by Martin Hodgson.

She has authored several articles on Welsh housing law and provided consultancy and advice on the same.

Eleri is a member of the Executive Committee for the Housing Law Practitioners Associations (HLPAs).

She has presented at a number of conferences and events on English or Welsh law including for Legal Action Group (LAG), Young Legal Aid Lawyers, and Law Friends Society and Legal Action Group and HLPAs. She is available to provide bespoke training.

Asylum & Immigration

Eleri represents clients in a broad range of asylum and immigration matters including: international protection and human rights appeals, entry clearance, family reunion, deportation, EEA appeals, Modern Slavery cases, cessation and revocation of refugee status and exclusion, and immigration bail or unlawful detention. She also accepts instructions in judicial review.

Notably, Eleri represented the Appellant in [AEB v SSHD](#) [2022] EWCA Civ 1512 in which the Court emphasised the constitutional importance of a right of a fair hearing at all levels in the immigration appeals framework, led by David Chirico.

Eleri has substantial experience representing exceptionally vulnerable and traumatised client including those with serious and enduring mental health conditions and those who lack litigation capacity. Eleri has successfully represented many clients in statutory appeals which involve earlier adverse findings (Devaseelan cases) and has particular interest in these cases.

Public law, human rights and civil liberties and civil actions against public authorities

Eleri is regularly instructed to act in judicial review claims, and has a thriving public law practice. Her cases often involve untested and complex points of law. She is regularly advising and acting in cases involved human rights breaches and civil liberties.

Eleri is a member of Chambers' Civil Actions against Public Authorities team. She advises and acts in false imprisonment claims against the Home Office, including those involving issues of discrimination or breach of human rights.

Background

Eleri has over 10 years experience in social welfare law litigation. Prior to coming to the bar she had experience both in solicitors firms and a homelessness charity in Wales, where she was the Senior Debt Adviser. Outside of her practice, Eleri is an Independent School Admission Appeals panel member which involves deciding statutory appeals brought by parents against school admission refusals. She has acted as panel chair when required, particularly when hearings were conducted in the Welsh language.

What the directories say

Chambers and Partners 2025

“Eleri is truly an asset to have working with you on complex matters. She provides thorough advice, is very knowledgeable in her field and is a fearless advocate for the most vulnerable clients.”

“Eleri is very understanding of clients’ needs. She is able to work to tight deadlines and does not lose sight of the client’s aim.”

“Eleri is effective, thorough and responsive when advising on highly complex matters. She is collaborative and responsive with solicitors, and creative and detailed in written advice and pleadings.”

“Eleri is very knowledgeable regarding housing law and she is very thorough in her advice, with great attention to detail.”

Chambers and Partners 2024

“Eleri Griffiths always gives very detailed advice, which shows that she has extensive knowledge and great interest in what she does”

“Eleri produces high-quality pleadings and can prepare for difficult cases at short notice.”

“She is intelligent and thorough.”

Chambers and Partners 2023

“Eleri is excellent, a fearless advocate in social justice”

Education

Bar Professional Training Course: University of Law

LLB (Hons) Law: Cardiff University

Memberships

Housing Law Practitioners Association (HLPAs)

Immigration Law Practitioners’ Association (ILPA)

Young Legal Aid Lawyers

Bar Human Rights Committee

Association of London Welsh Lawyers

Constitutional and Administrative Bar Association (ALBA)

Anti-trafficking Legal Project

Languages

Welsh (Fluent)

CASES

GAT v WA

(Wandsworth County Court, DJ Parker)

The Defendant had been the Claimant’s tenant for over 10 years, having signed fresh fixed term

agreements every year for the first 8.

The Claimant landlord claimed possession for rent arrears on Ground 8 of Schedule 2 to the Housing Act 1988 (mandatory rent arrears ground). The Defendant tenant defended the Claim on the basis that:

- The Claimant's pleadings were defective,
- Any rent arrears claimed had been repaid
- In any event, such arrears as there were had been extinguished by the Defendant's counterclaim.

Judgment on the Counterclaim was entered in default of a defence.

The Claimant also failed to comply with directions to file and serve a witness statement which complied with Practice Direction 32. His witness statement had been written only in English, yet expressly stated that his English reading and communication skills were almost non-existent. It also referred to and tried to exhibit without prejudice correspondence. At a directions hearing the District Judge had given him an opportunity to remedy his defects and permitted him to rely on a compliant witness statement, but he failed to comply with an order in respect of filing and serving that also. At trial, District Judge Parker dismissed an oral application for relief from sanctions in respect of the further witness statement. The breach was serious, the Claimant had been given an opportunity to rectify an earlier breach, had given no good reason for not doing so until shortly before trial nor made the application promptly and there were still problems with the new statement. His statement was not admissible.

Deposit Penalty payment

The Court ordered the Claimant to pay the maximum 3 times the deposit in relation to each of the 8 fixed term agreements (totalling £23,500)

- the Judge accepted the Defendant's argument that liability in respect of each breach had been determined by the default judgment.
- A new fixed term tenancy agreement had been entered into for 8 years and the deposit had not been protected in respect of any of them.
- No attempt to protect it was made until after the Defence and Counterclaim had been served and by that point, there was no longer a deposit being held because the parties had previously agreed to offset the deposit against earlier missed rent payments.
 - The Claimant's culpability was high and there was no mitigation: he purchased the property specifically as an investment and was to that end a professional landlord, the written tenancy agreements specifically drew attention to the deposit protection, the legal requirements had been in place throughout the period of liability, even the late attempt at protection hadn't provided the complete prescribed information, the Claimant chose not to instruct competent letting agents, instead relying on his brother. Claimed limitations in the Claimant's English was not in this case enough to justify the behaviour.

Damages for disrepair

The Defendant was awarded £25,968.25 in damages for disrepair since 2015, which included *Simmons v Castle* uplift and special damages of £440.00:

- General damages represented 20%, 25% 35% and 45% rent diminution for periods of varying severity of disrepair.
- The premises was a 1-bedroom flat with kitchen, living room and bathroom. Problems included:
 - defective pipework and drainage with regularly blocking sinks for 8 years;
 - intermittent leaking bath pipes for 4 years;
 - inaccessible windows, lack of an extractor fan;
 - damaged wall and ceiling plaster and mould in the living room, bedroom and bathroom following a leak in late 2020;
 - broken bathroom pullcord; lack of heating cylinder for 2 weeks;
 - lack of boiler for 2 years;
 - damaged flooring in the kitchen;
 - faulty cooking equipment; and lack of smoke/CO alarms.

A Preliminary Improvement Notice and an Improvement Notice had already been served by the local authority but not complied. The flat had been unpleasant, smelly and unsightly. For some periods the tenant had been without heating or hot water or been unable to properly cook, affected key rooms. The Court also took into account that some periods arose during the Covid-19 pandemic when most people were confined to their homes for much of the time. The expert had also opined that the premises was unfit for human habitation.

Outcome

Total money judgment against the Claimant was £49,733.42. An order for specific performance was also made requiring work set out in the expert's report and improvement notice to be commenced within 14 days.

The possession claim was dismissed. The Court was not satisfied that the Claimant had proven there were any arrears outstanding.

The Claimant was ordered to pay the Defendant's costs of the claim and counterclaim, and to make payment on account of costs in accordance with CPR r.44.2(8).

The Claimant's application for permission to appeal was refused.

Eleri was instructed by Amanda Ford at TV Edwards LLP.

Related Barristers:

[Eleri Griffiths](#)

Coleman v Harrow LBC

The Claimant and her children lived in temporary accommodation provided by the local authority under section 193(2) HA 1996. The authority accepted that the accommodation was not suitable as it did not meet the needs the Claimant's severely disabled daughter, but said it was taking reasonable steps, including increasing the family's allocations banding, in order to secure alternative accommodation. The specific needs of the family, it said, made it difficult to source suitable accommodation. In the meantime, it had offered what it considered to be reasonable temporary adaptations.

Ms Coleman's child was non-verbal and had lifelong and complex developmental and mobility conditions. She needed specialist equipment to allow her to be transferred and to use the home

safely, which the existing accommodation could not facilitate. She had therefore been without necessary adaptations for nearly a year. As a result, the Claimant had to lift the child manual and had suffered injuries as a result.

At an expedited hearing, the Court made a mandatory order. The Court considered that the time in which the family had been in unsuitable accommodation was far too long (they had lived there for nearly a year). The witness evidence from the authority fell short of showing it had done all it reasonably could and it had other powers it could use. The property was having a deleterious effect on the family. The temporary adaptations suggested by an occupational therapist were not realistic and did not mitigate against the unsuitability. The Court directed Harrow to secure suitable accommodation within 2 months, and pay Ms Coleman's costs.

The case also raised issues over whether Harrow had acted in breach of the PSED or discriminated, and its failure to act consistently with its obligations under the Children Act 1980. However, the Court did not consider it necessary to deal with those in order to make the order.

Eleri & Martin were instructed by Radhika Shah, Solicitor, Harrow Law Centre.

Area of Law:

Housing & Community Care, Homelessness & Allocations, Public Law, Housing & Community Care

Related Barristers:

[Eleri Griffiths](#)

[Martin Hodgson](#)