



Joanne Wicks QC

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Clerks' Details

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Qualifications and Appointments

- First Class degree in Jurisprudence and Gibbs Prize in Law, Oxford University
- Bachelor of Civil Law degree, Oxford University
- Kennedy and Hardwicke Scholar of Lincoln's Inn

“An excellent barrister who is commercial and client-friendly whilst being utterly devastating when deployed in the courtroom.”

Chambers & Partners 2021

Memberships

- Property Bar Association
- Chancery Bar Association
- Professional Negligence Bar Association
- Women in Property
- Bar Pro Bono Unit panel
- ARBRIX

Practice Overview

Joanne has a broad commercial chancery practice with an emphasis on property litigation and related professional negligence. She was listed as one of The Lawyer's Hot 100 in 2020, which recognises 100 "lawyers of the moment who are shaping the legal profession right now". She was the winner of Real Estate Silk of the Year at both The Legal 500 UK Awards 2020 and the Chambers Bar Awards 2019, and is ranked as a Band 1 property silk in both Chambers & Partners and The Legal 500. The 2021 edition of Chambers & Partners says that Joanne is **"one of the top property silks out there - very bright with an excellent manner, and very considered with excellent judgement"**. Another client says of Joanne that **"she's top of the profession. She's analytical, thorough, incisive and great at building a relationship with clients"**. Meanwhile, the 2021 edition of The Legal 500 notes that **"she is the complete package in respect of client, court and legal skills"** and is **"very impressive and has been lead counsel in several recent leading cases"**. Joanne is recommended as a real estate **"Global Leader"** and **"National Leader"** in Who's Who Legal 2021, in which other advocates describe her as **"stellar"** and she is lauded for her **"absolutely phenomenal reputation"**.

In 2019, Joanne was appointed as a Deputy High Court Judge.

Joanne's strength is the ability to combine intellectual rigour with a good understanding of her clients' commercial interests and a determination to find the best way to serve them. She is recognised for the quality of her courtroom skills and her ability to deliver advice on the most complex of problems in a clear and client-friendly manner.

As well as appearing in courts and tribunals at every level, Joanne has very considerable experience of arbitrations and expert determinations, having acted in a substantial number of cases resolved by these means in recent years. She accepts instructions to act as an arbitrator or an independent expert in her specialist practice areas and also advises non-lawyer arbitrators and independent experts, as well as routinely acting as an advocate in arbitration or expert determination proceedings. Joanne is also an accredited mediator.



Property

Joanne was the winner of Real Estate Silk of the Year at both The Legal 500 UK Awards 2020 and the Chambers Bar Awards 2019, and is ranked as a Band 1 property silk in both Chambers & Partners and The Legal 500. The 2021 edition of Chambers & Partners says she is **"an excellent barrister who is commercial and client-friendly whilst being utterly devastating when deployed in the courtroom"**, **"one of the top property silks out there – very bright with an excellent manner, and very considered with excellent judgement"**. Another client says of Joanne that **"she's top of the profession. She's analytical, thorough, incisive and great at building a relationship with clients"**. Meanwhile, the 2021 edition of The Legal 500 notes that **"she is the complete package in respect of client, court and legal skills"** and is **"very impressive and has been lead counsel in several recent leading cases"**. Joanne is recommended as a real estate **"Global Leader"** and **"National Leader"** in Who's Who Legal 2021, in which other advocates describe her as **"stellar"** and she is lauded for her **"absolutely phenomenal reputation"**.

Joanne's practice encompasses all aspects of property law. She acts in disputes resolved through litigation, arbitration and expert determination and also advises transactional lawyers on title issues and the drafting of property contracts. Joanne takes instructions from surveyors and other professionals eligible to instruct the Bar directly.

Her property practice includes:

- Representing the successful tenant in the Supreme Court in *S Franses Ltd v The Cavendish Hotel (London) Ltd* [2018] UKSC 62, a landmark judgment which establishes that a landlord cannot object to its business tenant's application for a new tenancy on ground (f) – the redevelopment ground – with a scheme of works which it would not carry out if the tenant left voluntarily.
- Acting for Canary Wharf Group in successfully resisting the claim by the European Medicines Agency that the Agency's 25-year lease of premises in Canary Wharf will be frustrated when the UK leaves the EU (*Canary Wharf (BP4) T1 Ltd v European Medicines Agency* [2019] EWHC 335 (Ch)). Joanne was named **'Lawyer of the Week'** in the Times when the judgment was handed down.
- Appearing for the appellant in the Supreme Court in *Duval v 11-13 Randolph Crescent Ltd* [2020] AC 845, an important case concerning covenants which are found frequently in leases of residential blocks of flats. The Supreme Court held that landlords who agree with their lessees to enforce the covenants in other leases in the block limit their ability to licence structural alterations or other activities which would be a breach of covenant.
- Successfully representing the appellant in *Churston Golf Club v Haddock*, in which the Court of Appeal considered the anomalous "fencing easement" and whether such a right had been created by an express covenant to fence.
- Appearing for the prospective purchaser of an office block in Luton, which recovered its deposit and damages following fraudulent misrepresentations by the seller (*Greenridge Luton One Ltd v Kempton Investments Ltd* [2016] EWHC 91).
- Appearing for a developer seeking to establish that a covenant imposed to secure overage was not binding upon it (*Bryant Homes Southern Ltd v Stein Management Ltd* [2017] P & CR 6).
- Acting for Joseph, the fashion retailer, in a claim against Stella McCartney Ltd under the Landlord and Tenant Act 1954 in relation to a shop in Old Bond Street.
- Acting for a right to manage company on an appeal by a landlord to the Court of Appeal contesting its acquisition of the right to manage under the Commonhold and Leasehold Reform Act 2002 (*Miltonland v Platinum House (Harrow) RTM Co Ltd*).
- Representing a supermarket chain in a dispute as to whether a contract to acquire a site was properly terminated because the planning permission was not 'satisfactory' (*Norcros Estates Ltd v Optimisation Developments Ltd & WM Morrison Supermarkets Plc*).
- Advising the developer of a very substantial London site on the impact of a scheme of restrictive covenants affecting part of it.