

Peter Marcus

Call 2004

"Covers a wide range of housing cases across the Northern Circuit and further afield. He attracts a wealth of praise for his tenacious approach and skilful handling of clients and witnesses. He is regularly instructed in complex possession claims and anti-social behaviour matters." "He is totally committed to his clients."

Chambers & Partners

"Peter is a formidable barrister who is quick thinking, approachable and friendly. His cross-examination style is excellent: he pulls no punches"

Legal 500

EXPERTISE

Peter specialises in disrepair, acting for public and private landlords, and leading the fight against the blight of opportunistic CFA disrepair claims sweeping the country. As well as fighting dozens of disrepair trials each year, he is an expert at defences, applications to strike-out cases and/or experts, allocation hearings, adverse & wasted costs orders, injunctions, trials, appeals, etc.

Peter has always worked solely in housing and anti-social behaviour matters. He spent his working life before coming to the bar in housing, one way or another – as voluntary campaigner, research assistant to Government regeneration studies, local authority housing & regeneration manager, and as national research manager for the Joseph Rowntree Foundation.

Peter enjoys speaking at housing law conferences, doing national and local, in-house training (court skills, latest legislation, disrepair, etc), and is a confident mediator (CEDR).

His advice, drafting, and other written work is quick, accurate, and effective in person, on paper, and in court. He is always accessible to clients, welcomes clients' direct queries and requests, and is happy to give formal or informal frank, pragmatic and tactical advice from before a case is started and while it develops. He is happy to travel, and accept instructions throughout the North-West, North-East, Yorkshire, East Midlands, Lincolnshire, North Wales and, if asked, well beyond.

As well as excelling on substantive law, he is also good on points of civil procedure, evidence, costs, and other aspects of running and winning cases, effectively and economically, getting costs (including wasted costs) against opponents wherever justified.

Housing Law

Residential Possession

Peter deals with all aspects of Residential Possession, including:



Expertise

Social Housing

Property

Regulatory

Administrative & Public Law

Civil Liberties & Human Rights

- All residential tenancies or licences
- Discretionary and mandatory grounds
- Tenancy fraud
- Trespassers
- Public Law Defences, including Human Rights/Proportionality & Equality Act
- Cases involving tenants lacking mental capacity
- Hoarding
- Tenancy breach

Disrepair

Peter deals with all aspects of disrepair, acting on behalf of social landlords (and, albeit less frequently, private sector tenants and landlords) and lessees/lessors, including:

- Strong, thorough, quick, and effective defences to claims and counterclaims, with quick, reliable advice on merits and quantum
- Strike-outs (of remedies, experts and cases), allocations, injunctions & and other tactical defence responses
- Experienced at fighting on paper and in court for public landlords against CFA and other claims-handler cases
- The new Homes (Fitness for Human Habitation) Act 2018

Anti-Social Behaviour

- All aspects of the 2014 Act, Parts 1 to 6, including everything to do with injunctions & committals, absolute grounds, Premises Closure orders (houses, flats, legal high shops, brothels, hostels, hotels, etc)
- Gang Injunctions
- Protection from Harassment Act 1977
- Statutory Nuisance (EPA 1990) prosecutions

Additional Areas

- Injunctions & Committals in relation to tenancy breach (eg, access for repairs, works, gas, electric, hoarding)
- HMO and selective licensing prosecutions and appeals
- Unlawful Eviction (for landlord or tenant), including emergency injunctions
- Right to Buy
- Vexatious Litigants and other persistent nuisances
- Succession
- Leases & Forfeiture, incl applying/opposing relief from forfeiture
- Mediation
- Unfair Tenancy Terms and the Consumer Rights Act 2015

ADDITIONAL INFORMATION

Peter can accept instructions directly from non-solicitors, through Direct Access.

He advises public landlords on tenancy agreements, particularly in relation to unfair tenancy terms.

Clerking team



Paul McNab
Civil & Criminal Silks' Clerk
0113 3235 955



Steve Walker
Lead Civil Clerk
0191 245 9589



Josh Stewart-Tilling
Lead Employment Clerk & Civil Clerk
0191 300 9359



Aimee Bloxham
Civil Clerk
0191 245 9556



Chris Gibbin
Clerk
01642 247 569

- member of Middle Temple Scholarships and Awards Committee
- member of Lord Neuberger's Entry to the Bar Committee (Bar Council)
- member of Derek Woods QC's Review of Pupillage Committee (Bar Standards Board)
- received two major Middle Temple scholarships and passed the Bar Vocational Course with "Outstanding" (Manchester, 2003)



What Others Say

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"Peter is passionate about achieving the best results for his clients. His preparation is second to none, and clients love his down to earth and straight-talking style." "One of the best housing disrepair barristers out there. Totally committed." "Peter is an excellent advocate who is knowledgeable in a wide range of issues while remaining friendly and approachable." "Peter is an extremely knowledgeable in the field of social housing. He is always willing to take on challenging cases and is a tenacious advocate"

Social Housing, Chambers & Partners 2025

"Peter is a formidable barrister who is quick thinking, approachable and friendly. His cross-examination style is excellent: he pulls no punches"

Social Housing, Legal 500 2025

"Peter Marcus' knowledge is remarkable, he provides a clear path forward in the most complex of cases. Our clients will request his instruction as his advice is invaluable." "Peter Marcus is a devoted and passionate advocate, who really cares about client outcomes." "Peter Marcus is highly capable of handling complex and sophisticated matters. He possesses a strong analytical mind and is able to navigate intricate issues with ease"

Social Housing, Chambers & Partners 2024

"Peter is an expert in housing law, and is particularly outstanding in the area of housing disrepair. He is a fierce litigator, and his cross-examination is particularly impressive: his methodical and forceful questioning is extremely effective"

Legal 500 2024

"Nothing is ever too much trouble. Peter Marcus is always available outside of office hours for ad hoc advice or to discuss tactics." "Peter is my go-to person at Trinity in respect of housing disrepair matters. He is extremely well prepared and thorough, and provides succinct and practical advice. He is also a persuasive advocate"

Social Housing, Chambers UK 2023

"He is very approachable and incredibly thorough. A tenacious advocate. Ranked: Tier 1"

Social Housing, Legal 500 2023

"He is well organised, methodical and excellent on his feet. He is the go-to barrister for defending housing disrepair claims."

"Peter is very efficient and meticulous and pays great attention to detail"

Chambers & Partners 2022

"Highly experienced in both defending and bringing possession claims"

Legal 500 2021

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Chambers & Partners 2021

"He drafts complex pleadings with tremendous accuracy and a quick turnaround." "He will always fight hard for his clients' interests"

Chambers & Partners 2020

Notable Cases

Mouhtadi v SOUTHWAY HOUSING TRUST (HHJ Khan, Manchester County Court) - 2019

Fast track trial win against CFA-funded tenant, with costs paid to the social landlord by the CFA solicitor.

INQUEST (Coroner's Court) - May 2019

Represented the interests of a supported housing scheme run by a national housing association, in a 3-day, Article 2 inquest into the death of a tenant. Involved examination of actions taken by NHS and Probation regarding the diagnosis and treatment of drug-related mental illness.

LIVIN HOUSING LTD v CY (Durham County Court) - March 2019

Injunction, then Possession Order successfully gained in order to remove borderline capacity elderly tenant and mentally ill daughter living in catastrophic squalor from hoarded, neglected and disastrously unhygienic house.

KIRKLEES MBC v R & R (Huddersfield County Court; High Court, Leeds) - 2018-2019

Possession successfully granted after 5-day trial against tenant for abandonment and suspected RTB scam.

Fleet v STOCKPORT MBC (Stockport County Court) - 2017- 2018

Defeated CFA-funded disrepair claim. After 3 successful hearings, the local authority was granted over £10,000 wasted costs against Cobleys solicitor.

NOTTINGHAM CITY COUNCIL v Norozee (County Court, Nottingham) - 2016

Outright possession against secure tenant following long-term unlawful tampering with district heating system.

HOME GROUP v Brookes (County Court, Birmingham & High Court appeal) - 2016

Successful possession action against young woman in homelessness hostel – involved determining that exclusive right to occupy was neither tenancy nor non-excluded licence.

MUIR HOUSING v Fletcher (County Court, Liverpool) – 2016

Civil Restraint Order against housing association's long-term vexatious complainant tenant.

Affinity Sutton v BELL (County Court, Hull) – 2015

Long-running case, acting for very vulnerable man who was initially wrongfully imprisoned without representation for alleged breach of anti-social injunction. Successfully resolved in partnership with many other agencies.

MANCHESTER CITY COUNCIL v Graeme Wilson (County Court Appeal, Manchester) – 2015

Anti-social and criminal secure tenant. Got outright possession at trial, beat tenant's appeal, defeated tenant's application to suspend, defeated tenant's 2nd appeal. Recovered costs for landlord against Legal Aid Agency, twice.

CITY WEST HOUSING TRUST v Massey [2016] EWCA Civ 704 (Court of Appeal)

Re-defining the judge's use of discretion to suspend possession order, particularly when tenant gives dishonest evidence and relies on "landlord inspection" conditions (eg following cannabis farm).

SALFORD CITY COUNCIL v Birdsall & co (County Court, Manchester) – 2014

Acted for applicant local authority against 4 defendants to gain Gang-related Violence Injunctions and numerous convictions and custody for breaches.