

Gregory Moore
Deputy Town Clerk



Circulated to the Respondent, Objector, and other interested parties

Date 06 February 2025

**Re: City of London Ward Lists – Outcome of hearing
City of London (Various Powers) Act 1957
Representation of the People (England and Wales) Regulations 2001**

I am writing to advise all parties of my decision in relation to the inclusion of 58 names (shown at Appendix 1) in the final Ward List for the Ward of Castle Baynard for 2025 – 2026 at 15NBS Chambers, Hamilton House, 1 Temple Avenue, London EC4Y 0HA (“the Premises”).

A hearing was held on 30 January 2025 at the Guildhall before me, Greg Moore, Deputy Town Clerk, under delegated authority from the Town Clerk and Chief Executive. I was assisted by Edward Wood, Assistant City Solicitor and Alice Loynes, Acting Electoral Services Manager.

In attendance was Graham Packham (“the Objector”), who had submitted the objection to the inclusion of the 58 voters in the provisional Ward List. He was accompanied by Michael Hudson.

Also in attendance was Tana Adkin KC (“the Respondent”), the Deputy Head of 15NBS Chambers, and one of the voters objected to. She confirmed that she was also representing the other 57 voters objected to, who were all barristers at 15NBS Chambers. She was accompanied by Martha Grekos.

The only issue to be determined at the hearing was whether the barristers at 15NBS Chambers, who were sole traders for registration purposes, were occupying the Premises as owner or tenant, as required under section 6(1)(a) of the City of London (Various Powers) Act 1957. A simple licence to occupy premises, with no exclusive possession – such as is often found in shared workspaces – would not satisfy the relevant requirement.

As part of his objection the Objector had submitted an email from Michael Hudson to the Centre Manager at the Premises, enquiring about the options for occupation. The response stated that, “We are a fully serviced building at Hamilton House offering space on a Licence.”

However, at the hearing the Respondent produced an affidavit from Martin Rutherford KC confirming that:

“As Head of Chambers for 15NBS Chambers...on the 16th December 2021 I signed a Lease for premises at Hamilton House, 1 Temple Avenue, EC4Y 0HA for a term of 5 years. 15NBS Chambers occupies the premises under this Lease.

The Lease was signed by me on behalf of the tenants of 15NBS Chambers...as is the custom with Barristers’ Chambers and in accordance with our Constitution. All barristers at 15NBS Chambers are joint and severally liable for the Lease and are therefore joint tenants.”

The affidavit exhibited the Agreement for Lease confirming this position. On being provided with this evidence the Objector conceded that the tenancy requirement appeared to be satisfied.

Notwithstanding that it had not been raised in the original objection, Michael Hudson noted the extent of the leased area as indicated in the plan. He queried how many members of 15NBS Chambers could be accommodated at the Premises at any one time, and how much time the members of 15NBS Chambers spent at the Premises on average. However, the Respondent explained that the barristers concerned spent some of their time working from home and a lot of their time in court.

Whilst occupation had to be through personal physical presence, this did not require the individual barristers to spend all of their working time at the Premises, or to necessarily all have been present on 1 September 2024 (the qualifying date).

In the circumstances I consider that the Objector has failed to establish, on the balance of probabilities, that the entries for the 58 named voters at 15NBS Chambers ought to be removed. Accordingly, they will be included in the final Ward List for the Ward of Castle Baynard for 2025 – 2026.

There is a right of appeal to the Mayor’s and City of London Court in relation to this decision.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Moore', written in a cursive style.

Greg Moore
Deputy Town Clerk