



**Five Pump
Court Chambers**

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William J. Richardson

Barrister

Call: 2018

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Practice overview

William enjoys a successful civil practice in commercial, property and chancery work, and is regularly instructed to appear in the County Court and the High Court in anything from interim applications to multi-day, multi-track trials. William also has a busy paperwork practice advising clients and drafting pleadings. With experience acting for both individuals and businesses, William is commercially minded and keeps his focus at all times on the client's ideal outcome.

William's practice encompasses commercial and consumer contract disputes, insolvency proceedings, commercial and residential possession matters, property-related tort, TOLATA, and contentious probate.

To instruct William, please contact him at williamrichardson@5pumpcourt.com or contact his Practice Manager [Rob Johnstone](#).

Commercial

William regularly drafts and appears successfully in applications to set aside statutory demands and applications for injunctions to prevent the presentation of winding up petitions in the High Court Companies Court. This complements his regular appearances in the winding up list.

William is instructed on a matter concerning the sale of a Chinese grocery shop business which involves disputes around the terms of the sale, the commercial tenancies, the stock and the relevant trading styles. William drafted the pleadings and is instructed in the trial, which will take place in 2025.

SEHBAC v Speller (2023) – William was successful in recovering damages on behalf of his client, a window-fitting company, in a case that raised probate issues because the original customer had died and her estate was refusing to pay the debt.

Property

William has experience in a range of property work. From the beginning of his career, he has acted in a variety of property cases including those involving HMO regulations and homelessness appeals. He accepts instructions in all aspects of property litigation and TOLATA work.

He has experience of TOLATA cases, and in April 2025 was successful on behalf of a Claimant who was seeking a share of the beneficial interest in a property which was jointly legally owned with his mother.

Edmunds v Newell and Capital Homes Ltd (2021): William represented the Claimant in this claim in trespass at a 3-day multi-track trial in the first year of his tenancy and was successful in obtaining a swingeing injunction for his client, compelling the Defendant to reverse works he had carried out without consent on his client's land, along with damages and costs.

[Hastings Borough Council v Linda Turner \[2021\] UKUT 258 \(LC\)](#): William was led for the Respondent before the UT in this case which provides important guidance on the proper approach by the FTT to a rehearing of a licence application made by a relevant person, including clarification on the burden of proof and the weight to be given to the local housing authority's decision.

Langi v Langi (2024): Possession claim in which the Defendant defended on the basis of a right of occupation pursuant to a licence or pursuant to a trust, and raised a counterclaim asserting a beneficial interest in various properties. William successfully got the Defence and Counterclaim struck out. The Defendant is now appealing.

Chancery

Kailey v Bangar (2025) – William successfully represented his client in the 4-day multi-track trial of this TOLATA claim before HHJ Monty KC against his mother for a beneficial interest in an investment property. The case raised issues relating to *Laskar v Laskar* and the

contribution of a named party under a mortgage where that party had made no contribution and had no involvement with the property aside from being named on the mortgage.

Johnson v Taylor (2025): William successfully represented his client in this contentious probate claim at a 4-day multi-track trial before HHJ Evans-Gordon where her brother was seeking to have their mother's will pronounced against on the basis of undue influence, fraudulent calumny, a lack of capacity and lack of knowledge and approval.

Education

- 2018: University of Law Bar Professional Training Course
- 2018: University of Law Master of Laws in Bar Practice
- 2014: University College London LL.M Master of Laws
- 2013: University of Brighton LL.B Hons Law with Business

Memberships

- Commercial Bar Association
- Property Bar Association
- Chancery Bar Association

Prizes

- 2018: Winner of the LPC Law advocacy competition
- 2018: Finalist in the FTB Kings Cup Moot representing Inner Temple
- 2018: Finalist in the 25 Bedford Row Plea in Mitigation competition representing University of Law
- 2014: Semi-finalist of the Annual ELSA Human Rights Moot Court competition representing UCL
- 2013: Finalist in inter-varsity moot against Sussex representing Brighton University