



Siôn Fôn

Partner

029 2082 9107

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Siôn is a Partner at the firm and a key member of Darwin Gray's highly respected Dispute Resolution team. He is a specialist property litigation solicitor and advises commercial landlords and tenants on a wide range of complex property issues.

Siôn has extensive experience of conducting very high-value litigation and has been involved in several complex and high-profile claims in the High Court and Residential Property Tribunal Wales. He is able to advise parties on everything from seeking to avoid potential litigation to progressing a case to trial. He is quick to grasp complex legal problems and understands the commercial issues at play in order to help parties resolve their disputes quickly.

He regularly advises some of the largest Housing Associations in Wales and is trusted by large private companies and public bodies to resolve their disputes. Siôn has a very diverse practice which includes contractual disputes, professional negligence claim, landlord and tenant notices, rent arrears, dilapidations, construction disputes and boundary issues. He has a wealth of experience in assisting small and large businesses whenever property issues arise.

Siôn also has experience of advising on legislation and conducting litigation relating to Welsh Administrative Law and takes particular interest in issues relating to the Welsh language. He has been involved in a high-profile dispute in the Welsh language Tribunal and a judicial review claim in the Administrative Court for Wales. As a fluent Welsh-speaker, Siôn regularly advises clients and conducts litigation through the medium of Welsh. He is also a regular and trusted contributor to Welsh media on various legal issues.

"We have worked with Darwin Gray for the last 7 years, the whole team are fantastic. Siôn Fôn has been our rock and supported us through some very challenging and difficult events. This has all been dealt with in a very 'human' way, explaining any processes, legal requirements, contractual requirements etc in simple terms so we understood every step clearly in a very collaborative manner. A massive thank you!"

Recent work

- Advising a client on a cohabitation dispute with her former partner relating to a declaration of trust
- Advising a client, who was the unfortunate victim of a large-scale fraud, and returning him to the position he would have been in had the fraud not occurred
- Advising a large commercial property developer on its vacant possession strategy for an exciting new commercial redevelopment of Newport Market
- Advising clients on all aspects of the Landlord and Tenant Act 1954 and serving terminations notices for landlords and tenants, and dealing with tenancy renewal claims
- Advising on a judicial review claim in the Administrative Court for Wales relating to closing 3 primary schools
- Advising one of North Wales' largest social housing providers on a vacant possession strategy for a new development
- Advising one of Wales' largest building societies on a complex dispute relating to landlord's works and an agreement for lease
- Advising the Welsh Language Commissioner regarding an appeal made in the Welsh Language Tribunal
- Assisting a homeowner deal with a nuisance and right of way issue resulting from a large residential development by a national property developer
- Dealing with disrepair claims by acting on a terminal dilapidation dispute in excess of £250,000. This involved advising the landlord on strategy, the dilapidations protocol, section 18(1) notices and alternative dispute resolution
- Siôn has considerable expertise of dealing with commercial and residential forfeiture claims. He recently helped a tenant quickly fight off an unwarranted forfeiture claim by her landlord. He has also helped a landlord recover possession from an absconded tenant

Expertise

- Collective agreements and bargaining
- Boundary disputes and adverse possession
- Contractual issues and commercial disputes
- Dilapidation claims and disrepair issues
- Forfeiture of leases and evictions
- Minor works construction disputes

- Professional negligence claims
- Rent arrears and Debt Collection
- Tenancy renewals and termination pursuant to the Landlord and Tenant Act 1954
- Trespassers and unlawful occupiers
- Trusts of land and co-habitation issues
- Vacant possession strategy
- Welsh language issues and Welsh administrative law

Career

Experience

- Partner, Darwin Gray, 2026 - present
- Senior Associate, Darwin Gray, 2023 - 2026
- Associate, Darwin Gray, 2021 - 2023
- Solicitor, Darwin Gray, 2019 - 2021
- Solicitor, Kuits Solicitors – Manchester – 2016 - 2019
- Trainee Solicitor, Kuits Solicitors – Manchester – 2014 -2016

Education

- Ysgol Dyffryn Nantlle, Penygroes
- University of Wales Aberystwyth
- University of Wales Bangor
- The University of Law, Cheshire

Membership

- The Property Litigation Association
- Member of Darwin Gray's CSR Committee
- Board member – Theatr Genedlaethol Cymru
- Board member – Group Cynefin
- Board member – Golwg Cyf



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Mae Siôn yn Bartner yn y cwmni ac yn aelod allweddol o dîm Datrys Anghydfodau uchel ei barch Darwin Gray. Mae'n gyfreithiwr ymgyfreitha eiddo arbenigol ac yn cynghori landlordiaid masnachol a thenantiaid ar ystod eang o faterion eiddo cymhleth.

Mae gan Siôn brofiad helaeth o gynnal ymgyfreitha gwerthfawr iawn ac mae wedi bod yn ymwneud â nifer o hawliadau cymhleth a phroffil uchel yn yr Uchel Lys a Thribiwnlys Eiddo Preswyl Cymru. Mae'n gallu cynghori partion ar bopeth o geisio osgoi ymgyfreitha posibl i symud achos i dreial. Mae'n gyflym i ddeall problemau cyfreithiol cymhleth ac mae'n deall y materion masnachol sydd ar waith er mwyn helpu partion i ddatrys eu hanghydfodau yn gyflym.

Mae'n cynghori rhai o Gymdeithasau Tai mwyaf Cymru yn rheolaidd ac mae cwmnïau preifat mawr a chyrrff cyhoeddus yn ymddiried ynddo i ddatrys eu hanghydfodau. Mae gan Siôn arfer amrywiol iawn sy'n cynnwys anghydfodau cytundebol, hawliad esgeulustod proffesiynol, hysbysiadau landlord a thenant, ôl-ddyledion rhent, dadfeiliadau, anghydfodau adeiladu a materion ffiniau. Mae ganddo gyfoeth o brofiad o gynorthwyo busnesau bach a mawr pryd bynnag y bydd materion eiddo yn codi.

Mae gan Siôn hefyd brofiad o gynghori ar ddeddfwriaeth a chynnal ymgyfreitha yn ymwneud â Chyfraith Weinyddol Gymreig ac mae'n ymddiddori'n arbennig mewn materion yn ymwneud â'r Gymraeg. Mae wedi bod yn rhan o anghydfod proffil uchel yn Nhribiwnlys y Gymraeg a hawliad adolygiad barnwrol yn Llys Gweinyddol Cymru. Fel siaradwr Gymraeg rhugl, mae Siôn yn cynghori cleientiaid yn rheolaidd ac yn cynnal ymgyfreitha trwy gyfrwng y Gymraeg. Mae hefyd yn gyfrannwr cyson a dibynadwy i'r cyfryngau Gymreig ar faterion cyfreithiol amrywiol.

"Rydym wedi gweithio gyda Darwin Gray am y 7 mlynedd diwethaf, mae'r tîm cyfan yn wych. Mae Sion Fôn wedi bod yn roc i ni ac wedi ein cefnogi trwy rai digwyddiadau heriol ac anodd iawn. Ymdriniwyd â hyn oll mewn ffordd 'ddynol' iawn, gan esbonio unrhyw brosesau, gofynion cyfreithiol, gofynion cytundebol ac ati mewn termau syml fel ein bod yn deall pob cam yn glir mewn modd cydweithredol iawn. Diolch enfawr!"

Prosiectau diweddar

- Cynghori cleient ar anghydfod cyd-fyw gyda'i chyn bartner mewn perthynas â datganiad o ymddiriedaeth
- Cynghori cleient, a oedd yn ddiodefwr anffodus o dwyll ar raddfa fawr, a'i ddychwelyd i'r sefyllfa y byddai wedi bod ynddi pe na bai'r twyll wedi digwydd
- Rhoi cyngor i ddatblygwr eiddo masnachol mawr ar ei strategaeth meddiant gwag ar gyfer ailddatblygiad masnachol cyffrous newydd ym Marchnad Casnewydd
- Cynghori cleientiaid ar bob agwedd ar Ddeddf Landlord a Tenant 1954 a chyflwyno hysbysiadau terfynu i landlordiaid a thenantiaid, a delio â hawliadau adnewyddu tenantiaeth
- Cynghori ar hawliad adolygiad barnwrol yn Llys Gweinyddol Cymru yn ymwneud â chau 3 ysgol gynradd
- Advising one of North Wales' largest social housing providers on a vacant possession strategy for a new development
- Cynghori un o gymdeithasau adeiladu mwyaf Cymru ar anghydfod cymhleth yn ymwneud â gwaith landlordiaid a chytundeb ar gyfer les
- Cynghori Comisiynydd y Gymraeg ynghylch apêl a wnaed yn Nhribiwnlys y Gymraeg
- Cynorthwyo perchennog tŷ i ddelio â mater niwsans a hawl tramwy o ganlyniad i ddatblygiad preswyl mawr gan ddatblygwr eiddo cenedlaethol
- Delio â hawliadau diffyg atgyweirio drwy weithredu ar anghydfod dadfeiliad terfynol o fwy na £250,000. Roedd hyn yn cynnwys cynghori'r landlord ar strategaeth, y protocol dadfeiliadau, hysbysiadau adran 18(1) a dulliau amgen o ddatrys anghydfod.
- Mae gan Siôn gryn arbenigedd o ddelio â hawliadau fforffediad masnachol a phreswyl. Yn ddiweddar, fe helpodd denant yn gyflym i frwydro yn erbyn hawliad fforffediad heb ei warantu gan ei landlord. Mae hefyd wedi helpu landlord i adennill meddiant oddi wrth denant sydd wedi dianc

Arbenigedd

- Anghydfodau ffiniau a meddiant gwrthefn
- Materion cytundebol ac anghydfodau masnachol

- Hawliadau dadfeiliad a materion adfeiliad
- Fforffedu prydlesi a throï allan
- Anghyfodau adeiladu mân waith
- Hawliadau esgeulustod proffesiynol
- Ôl-ddyledion rhent a Chasglu Dyled
- Adnewyddu a therfynu tenantiaeth yn unol â Deddf Landlord a Tenant 1954
- Tresmaswyr a meddianwyr anghyfreithlon
- Ymddiriedolaethau tir a materion cyd-fyw
- Strategaeth meddiant gwag
- Materion yr iaith Gymraeg a chyfraith weinyddol Cymru

Gyrfa

Profiad

- Partner, Darwin Gray, 2026 - presennol
- Uwch Gymrawd, Darwin Gray, 2021 - 2023
- Cymrawd, Darwin Gray, 2021 -2023
- Cyfreithiwr, Darwin Gray, 2019 - 2021
- Cyfreithiwr, Kuits Solicitors – Manceinion, 2016 - 2019
- Cyfreithiwr dan Hyfforddiant, Kuits Solicitors – Manceinion, 2014 - 2016

Addysg

- Ysgol Dyffryn Nantlle, Penygroes
- Prifysgol Cymru Aberystwyth
- Prifysgol Cymru Bangor
- Prifysgol y Gyfraith, Swydd Gaer

Aelodaeth

- Y Gymdeithas Ymglyfreitha Eiddo
- Aelod o Bwyllgor CSR Darwin Gray
- Aelod Bwrdd – Theatr Genedlaethol Cymru
- Aelod Bwrdd - Grŵp Cynefin
- Aelod Bwrdd – Golwg Cyf