



Siôn Fôn Associate

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Siôn is an experienced Associate 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.

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 provider on a vacant possession strategy for a new development.
- Advising one of Wales's 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

- 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
- Rights of way issues
- 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

- Associate, Darwin Gray - 2021 - present
- 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 – Grŵp Cynefin
- Board Member - Golwg Cyf