

Brynmor Adams

Call 2008



Clerks' Details

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Appointments

- Property Bar Association Committee (2021-2022)
- Junior Counsel to the Crown (Regional Panel B) (2018)
- Registered Pupil Supervisor (2017)
- Bar Council Leadership Programme (2020-2021)

Property and Planning

Overview

Brynmor is a property specialist. The Legal 500 describes him as “highly intelligent and astute barrister. He has superb attention to detail and gets to the nub of a matter very quickly. Clients love his no-nonsense approach”.

Brynmor combines an excellent technical grasp of property law and formidable advocacy with a pragmatic approach to dispute resolution. Clients value his strategic and commercial approach to litigation.

His practice covers all areas of property law. This ranges from real property disputes about boundaries, easements and land registration through to commercial and residential landlord and tenant matters.

Recent cases in which Brynmor has acted include:

Real Property

- [Ridley v Brown \[2024\] UKUT 14 \(LC\)](#): an adverse possession claim where Brynmor appeared for the objector in the First-tier Tribunal and Upper Tribunal.
- [Crotty v Dean \[2023\] UKFTT 00569 \(PC\)](#): an adverse possession claim concerning a bothy and surrounding land in the Cumbrian countryside where Brynmor represented the successful objectors.
- A 4-day trial of dispute between a farm and a caravan park raising issues of proprietary estoppel, constructive trusts, adverse possession and easements.
- An adverse possession claim relating to a track to a Ministry of Defence base.

Commercial Landlord and Tenant

- Successfully resisted an application for summary judgment and an appeal involving the question of whether a payment in respect of VAT was required for a commercial tenant validly to exercise a break clause.
- A claim for a new business tenancy under the Landlord and Tenant Act 1954 involving a complicated issue of compromise.
- Representing a landlord who sought to forfeit the lease of a Blackpool hotel.
- A terminal dilapidations claim with a counterclaim for wrongful forfeiture.
- A dispute between two commercial landlords about the right to charge for parking on the roof of a parade of shops.

Residential Landlord and Tenant and Housing

- [Bentham v Lindsay Court \[2021\] UKUT 4 \(LC\)](#): Brynmor successfully represented the right to manage company who sought to displace a Tribunal-appointed manager. He was also successful on appeal.
- An ongoing First-tier Tribunal service charge dispute involving fire and building safety issues under the Building Safety Act 2022.
- A four-day trial of a claim for possession of social housing in Liverpool based on persistent anti-social behaviour
- A possession claim brought by a fully mutual co-operative landlord involving arguments about certainty of term and defences based on the Equality Act 2010.
- [Taylor v Burton \[2021\] EWHC 1454 \(Admin\)](#): An appeal against a costs order made in proceedings relating to disrepair in residential premises.

Trusts of Land and Proprietary Estoppel

- A constructive trust and proprietary estoppel claim relating to the sale of a property already subject to a contract for sale.
- A constructive trust claim between cohabitants involving allegations and counter-allegations of fraud.

Brynmor is experienced in private sector and public sector property disputes. He is a member of the B Panel of Junior Counsel to the Crown. He undertakes a variety of work for central government departments. He also acts extensively for local government and for social landlords. The directories also recognise him as a leader in the fields of public law, local government and social housing. He has particular expertise where property law issues interact with issues of public, human rights and equality law.

Brynmor is based in Manchester but practices nationwide. He is the go-to property junior on the Northern Circuit and typically appears against experienced and specialist counsel. Brynmor has experience of appearing at all levels of court and tribunal. He has appeared on numerous occasions before the Property Chamber of the First-Tier Tribunal in leasehold

and land registration disputes, and on appeals to the Upper Tribunal and the Court of Appeal.

Brynmor is ranked in both the leading directories. Chambers and Partners has described him as “a gentleman with great technical ability... he is also good with clients” and as “really good and has a very commercial approach.” The Legal 500 says that he is “client-focused” and “an able and unflappable advocate who demonstrates legal maturity way beyond his year of call”.

Brynmor is a committee member of the [Property Bar Association](#) and of the Manchester Business and Property Courts Property Sub-Forum.

Recommendations

“Brynmor Adams is really good and has a very commercial approach.”

“Brynmor is a gentleman with great technical ability. He is also good with clients.”

“He is technically able and very familiar with relevant legislation.”

“He gives detailed advice and is an exceptional advocate.”

Chambers and Partners 2024

“Brynmor is great with complex cases and technical arguments. He is approachable and persuasive in submissions.”

“Brynmor provides excellent service and expertise. He is reliable, straightforward and practical.”

Chambers and Partners 2023

“He’s a technical master when it comes to advice.” “He is an enthusiastic and sound advocate and a pleasure to work with.”

“He is great in housing disputes and has the necessary experience and expertise. He provides the right advice and gives the client confidence.”

Chambers and Partners 2022

“He has a superb analytical brain and superb judgement, and he’s very reasonable. He has huge, in-depth knowledge of social housing.” “He has a fantastic understanding of housing law and social landlords.”

Chambers and Partners 2021

“A brilliant advocate.” “Clients find him very reassuring and he thoroughly understands the world of social landlords and registered providers.”

Chambers and Partners 2020

“Very smart and very capable.” “He is knowledgeable and can present well in court.”

Chambers and Partners 2019

“Displays maturity beyond his call and is always incredibly thorough and well prepared.” “He is brilliant on his feet and good at technical arguments.”

Chambers and Partners 2018

“Particularly experienced acting for local authorities.”

The Legal 500 2020

“Incredibly knowledgeable, with a robust approach to cases.”

The Legal 500 2018/19

“His ability to read a document and pull it apart is way beyond his years.” “He achieves fantastic results and offers incredibly sound advice.”

Chambers and Partners 2017

“A rising star who has already appeared in a significant High Court appeal. He is noted for his successful representation of local authorities in fraudulent subletting cases.”

Chambers and Partners 2016

“Brynmor is pragmatic, and provides thorough advice tailored to client objectives.”

“Brynmor is a highly intelligent and astute barrister. He has superb attention to detail and gets to the nub of a matter very quickly. Clients love his no-nonsense approach.”

“Brynmor is bright, calm, measured, and meticulous, and he has been super impressive both on paper and in conference.”

The Legal 500 2024

“Brynmor is highly knowledgeable with great communication skills. He is patient, thorough and impressive at trial.”

“Brynmor has an analytical and logical mind. He is able to cut through complex issues and communicate in an efficient and understandable manner. He is a delight to instruct and work with on any case.”

“Brynmor impresses technically in relation to complex landlord and tenant litigation. He delivers reasoned, commercially focussed advice and manages client expectations from the outset.”

The Legal 500 2023

“Excellent with technical arguments and great advocacy skills.”

The Legal 500 2022

“Very clear and persuasive submissions. Very knowledgeable. Excellent with witnesses. Very personable and easy to work with.”

“Brynmor has a highly analytical mind and an ability to get to the nub of a thorny and difficult issue very quickly. Ever popular with clients due to his unflappable and common sense approach, he is sterling advocate whose presence reassures clients and Judges alike. Additionally, his drafting skills are widely called upon, whether to draft policies and procedures or tenancy agreements. He is often the first port of call.”

“Ever popular with clients due to his unflappable and common sense approach, he is sterling advocate whose presence reassures clients and Judges alike.”

The Legal 500 2021

“Technically able, robust and thorough.”

“A very astute, confident advocate.”

The Legal 500 2017

“Really able to think around the problem.”

The Legal 500 2016

Education

- Christ Church, Oxford – MA Jurisprudence (Course II), Law with Law Studies in Europe
- Université de Paris II (Panthéon-Assas) – Certificat supérieur de droit français et européen
- Lincoln’s Inn – Inns of Court School of Law Major Scholarship, Entrance Award, Peter Duffy Human Rights Scholarship and Sunley Scholarship.
- Stagiaire at the European Court of Human Rights (2009)

Memberships

- Property Bar Association (PBA)
- Manchester BPC Property Sub-Forum
- Northern Chancery Bar Association (NChBA)
- Chancery Bar Association (ChBA)
- Social Housing Law Association (SHLA)
- Lincoln’s Inn European Law Group

Beyond the Bar

Brynmor teaches advocacy to pupils and new practitioners for Lincoln’s Inn. He is also a mentor for the Lincoln’s Inn Pupillage Foundation Scheme.

He is secretary of his local cycle club and at weekends can be found cycling up hills in the Peak District.

Cases

- [Ridley v Brown \[2024\] UKUT 14 \(LC\)](#): An adverse possession claim concerning the requirement that the squatter reasonably believes that the land belongs to them. Brynmor appeared in the First-tier Tribunal and on appeal in the Upper Tribunal.
- [Crotty v Dean \[2023\] UKFTT 00569 \(PC\)](#): An adverse possession claim concerning a bothy and surrounding land in the Cumbrian countryside where Brynmor represented the successful objectors.
- [Taylor v Burton \[2021\] EWHC 1454 \(Admin\)](#): An appeal relating to a residential landlord's liability for costs following proceedings brought by the tenant in respect of housing disrepair under the Environmental Protection Act 1990.
- [Bentham v Lindsay Court \(St Annes\) RTM Company Limited \[2021\] UKUT 4 \(LC\)](#): Brynmor successfully represented the leaseholders and the RTM company in this appeal concerning the interaction between the right to manage and the Tribunal's power to appoint a manager. The exercise of the right to manage will displace a pre-existing manager appointment in all circumstances. A fresh application to appoint a manager is required to remove the RTM company.
- [Joy Smith v Mohammed Riaz Khan \[2018\] EWCA Civ 1137](#): An appeal concerning the correct approach to general damages for trespass in unlawful eviction cases. The Court emphasised that damages run until the evicted tenant's right to possession was actually terminated (not to the date when it could lawfully have been terminated). The Court also considered the appropriate rate of damages and the relevance of the rent and comparator cases.
- [23 Dollis Avenue \(1998\) Limited v Vejdani \[2016\] UKUT 0365](#): Established the important principle that the consultation requirements for major works do not affect the payability of on-account service charge demands.
- [Kaur v Birk & ors \[2014\] EWHC 1147 \(Ch\)](#): Representing the Claimant in an 8-day Chancery Division dispute about ownership of a family property portfolio raising issues of undue influence and trusts of land.
- [Southward Housing Co-operative v Walker \[2015\] EWHC 1615 \(Ch\)](#): Acted for a fully-mutual landlord in proceedings for possession. The case addressed the implications of the Supreme Court's decision in *Mexfield v Berrisford* concerning the requirement for certainty of term.
- [Daejan Properties Limited v Griffin \[2014\] UKUT 206 \(LC\)](#): represented the lessees at first instance and on appeal to the Upper Tribunal in this service charge dispute involving historic neglect and s. 20C orders.
- [Cameret Court Residents Association Limited v Tedla \[2015\] UKUT 0221 \(LC\)](#): Acted for the Respondent in an appeal concerning a compromise of a service charge dispute (s. 27A Landlord and Tenant Act 1985) and the requirements of s. 47 of the Landlord and Tenant Act 1985.