



THE CHAMBERS OF
TIMOTHY RAGGATT QC

Chris Bryden – Barrister

Called 2003

Property, Housing and Chancery

PROFILE:

Chris is highly regarded as a heavyweight civil practitioner with a wealth of experience in a range of inter-related areas of law. His practice covers Chambers' core areas, particularly:

- Real Property
- Housing and Landlord / Tenant
- Chancery

He regularly appears in the Chancery Division of the High Court, in County Courts across England and Wales and the First-Tier Property Tribunal.

REAL PROPERTY

Chris has wide-ranging expertise in contractual and commercial disputes, issues relating to real property, trespass, nuisance, disputes under the Occupiers' Liability Acts, defective premises claims, and disputes involving the Land Registry. Chris acts regularly in disputes involving contentions under the Trusts of Land and Appointment of Trustees Act 1996 and proprietary estoppel and has a reputation for an unrivalled knowledge of the law. He has lectured widely on the various developments in the law of co-ownership in recent years and his Master's degree also included the study of advanced trusts and equity. He also has a particular interest in secret and half-secret trusts.

Recent examples of cases include:

- Three-day trial involving contentions as to proprietary estoppel (Central London County Court, 2017, settled)
- Three-day trial involving ownership of a £1.5m property involving multiple parties (Central London County court, 2017, settled)
- Mediation in a case involving ownership of several parcels of land, proprietary estoppel and a shareholder derivative action (2017)
- Advising on a claim for adverse possession and trespass over mixed commercial and residential land (2017)

HOUSING AND LANDLORD / TENANT

In addition Chris has amount a vast amount of experience in residential and commercial possession cases, relief from forfeiture, disrepair and dilapidations. He acts in homelessness appeals, succession cases, claims involving protected and statutory tenancies, unlawful subletting and trespass. He has experience of the public, private and commercial sectors and has regularly been instructed in multi-day possession trials. He also has significant experience of leasehold enfranchisement and service charge disputes.

Recent examples of cases include:

- Advising on the variation of residential leases within a large commercial development to enable envisaged works to be carried out (2016-17)
- Acting in a multiple-handed possession claim against trespassers who contended that they were licensees or lessees (2017)
- Acting for a Local Authority in the Court of Protection in respect of housing allocation following catastrophic injury (2017)
- Successfully appealing an intentional homelessness decision (2016)

CHANCERY

Chris has been involved in several cases in the Chancery and Companies Court in the past year relating to contentions arising out of insolvency proceedings; has acted in numerous international cross-border merger matters; and in company actions involving petitions under section 994 of the Companies Act 2006 (unfair prejudice) and for winding up on just and equitable grounds.

Chris has acted in numerous contentious probate cases and disputes over wills that involve property, including allegations of lack of capacity, undue influence and want of knowledge and approval. He has been instructed on a number of occasions in High Court actions arising out of contested wills. He has also been instructed on numerous occasions in respect of mediations arising out of disputes over wills.

Recent examples of cases include:

- A successful mediation over a £4m contested Estate involving an alleged secret trust (2017);
- An unfair prejudice claim listed for 3 days in the High Court, ultimately settled (2015-17);

- A High Court challenge to a will involving injunctive relief (2015).

EDUCATION AND QUALIFICATIONS

MA (Oxon.), (Jurisprudence) Magdalen College, Oxford

LLM (Merit), University College London

Visiting Fellow, University of Bedfordshire (2011-)

Ethics and Advocacy Trainer, University of Law (2011-)

Elected Member of the Bar Council (2016-)

Member of the Bar Council Ethics Committee (2016-)

Member of the Bar Council Susskind Challenge Committee (2016-)

Fellow of the Royal Society of Arts

PUBLICATIONS

Chris is a prolific author of legal articles and papers, which regularly appear in various legal journals. He has recently been appointed to the panel of expert authors of the New Law Journal and is commissioned to produce at least six articles for them per year. His first book, *Social Media in the Workplace*, was published by Jordan Publishing in 2015.