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Brenna Conroy



Call: **2010**

"A fantastic team player and brilliant advocate. Always willing to get into the detail, but without losing sight of the bigger picture."

Chambers & Partners UK Bar 2024

Clerk Details

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Practice Overview

Brenna Conroy specialises in construction, international arbitration, professional negligence and energy work and is recommended in Chambers and Partners as “a star of the future”, and described as “approachable, bright and incredibly sharp”. Due to the quality of her written work and advocacy, Brenna was appointed to the prestigious Attorney General’s B Panel this year.

Brenna’s reputation at the Construction Bar resulted in her being listed in Legal Week’s “Stars at the Bar 2017” as one of 12 most highly rated commercial barristers under 10 years call. Brenna was recommended as “quick-thinking [and] hardworking” and as having “a wider understanding of not just the legal perspective, but tactical strategy, demonstrated by her proficiently arguing complicated legal points.”

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In relation to her construction work, Brenna is noted in Chambers and Partners as being “sharp and formidable” and “very commercial and user-friendly” and is commended for being able to “talk in the client’s language. She understands the industry and the key commercial drivers and comes up with practical solutions. She also has an incredible work ethic.” Brenna is also praised in the Legal 500 construction rankings for being “super-bright, quick to assimilate complex issues and detailed points” and is also ranked for her professional negligence work.

Brenna has built up a strong domestic and international practice, with a particular interest in construction and energy work and has been involved in a number of high-profile cases in the TCC, including one of The Lawyer’s Top 20 Cases of 2022. She is also regularly instructed in complex, high-value international arbitration proceedings. Over the last 5 years she has been involved in numerous high-value disputes concerning drillships, power plants, sports centres, luxury residential and commercial properties, hospitals, data centres and infrastructure. She has been led in several UK court cases and adjudications as well as very high profile arbitrations involving projects in Georgia, Korea, South Africa, Saudi Arabia and Australia.

Brenna has built up a busy construction practice in her own right, and has had a number of reported cases, one of which had important implications for payment and one for adjudication within the industry. She has also received judicial praise in a number of her reported cases for her succinct and skilful advocacy.

Brenna is a contributing editor of the Construction Law Reports, Keating on Construction Contracts and Keating on NEC.

In chambers, Brenna sits on the pupillage committee and is a pupil supervisor. Brenna also sits on the GDL and Bar Course Scholarship Interview panels for Lincoln’s Inn and is a mentor on the LSE Bar & Chambers Mentoring Scheme 2023.

Practice Areas

Construction & Engineering

Brenna is instructed on a wide range of construction disputes involving interim payments, termination, certification, defective works and designs, delay, disruption, loss and expense, extensions of time and liquidated damages, employer and contractor insolvency and complex final account disputes. She also has experience advising insurers on coverage issues relating to construction projects.

Brenna acts for clients in litigation, arbitration, adjudication and mediation. She is also direct access qualified and accepts instructions on a direct access basis.

Recent work includes:

- *Northumbria Healthcare NHS Foundation Trust v Lendlease Construction (Europe) Ltd & Others*, the only construction case to feature in The Lawyer’s Top 20 Cases of 2022.
- A £17m claim for LADs following the construction of a £240m mixed residential and commercial property.
- A final account dispute arising out of a £15m contract for the design and construction of the fit-out of a data hall in London.
- A £6m dispute arising out of alleged breaches of an Independent Certifier’s Deed of Appointment.

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- A multi-million pound dispute arising out of the collapse of an acoustic eco barrier.
- A $55m claim arising out of professional services provided in relation to a metro project.
- A £15m dispute arising out of the construction of a new maintenance facility and wheel lathe facility at a train depot.
- A claim relating to alleged overpayment arising out of the construction of a £135m state of the art residential complex in central London.
- A multi-million pound dispute against a structural engineer arising out of the design and construction of student accommodation.
- Multiple disputes arising out of a framework agreement to grow, develop and upgrade the UK strategic road network.
- A dispute concerning the design and construction of a £55m state-of-the-art sports centre at a university.
- A delay claim arising from a multi-million pound extension of the existing Northern line.
- A £3m claim in relation to the design and construction of a multi-million pound depot alleged to have suffered from extensive defects to the pavement and drainage on site.
- A £150m+ claim concerning the construction of a coal-fired power plant.
- A $140m professional negligence claim relating to the design and construction of a Hydro Power Plant.
- A $500m international arbitration in relation to the construction of a state-of-the-art drillship.
- Complex contractual advice arising out of the Thames Estuary Asset Management programme.
- Multiple disputes arising out of framework agreements for flood and coastal risk management support.
- Multi-million pound arbitration relating to the design and construction of a company's new headquarters in Manchester.
- The design and construction of the A380 south Devon Link road.
- *Ro-Bal Steel Fabrications Limited v G Jones Site Services Limited* [2016] EWHC 292 (Ch): case concerning the winding up of a company on the basis of a payment notice and failure to issue a pay less notice.
- *JRT Developments Ltd v TW Dixon (Developments) Ltd* [2020] 10 WLUK 106: Instructed as sole counsel in adjudication enforcement proceedings and successfully persuaded the High Court to stay enforcement of an adjudicator's decision on the grounds of manifest injustice and the impecuniosity of the claimant.
- *Deluxe Art & Theme Ltd v Beck Interiors Ltd* [2016] EWHC 238 (TCC): Instructed as sole counsel in a dispute concerning the interpretation of Paragraph 8(1) of the Scheme for Construction Contracts, in which enforcement of an adjudicator's decision was successfully resisted on the basis that the adjudicator did not have jurisdiction to adjudicate upon multiple disputes in separate adjudications at the same time.
- *Henia Investments Inc v Beck Interiors Ltd* [2015] EWHC 2433 (TCC); [2015] B.L.R. 704; 161 Con. L.R. 51; [2015] C.I.L.L. 3727: Instructed as junior counsel in a £3m dispute regarding the ambit of Interim Applications and Pay Less Notices under the 2011 JCT suite of Contracts and the HGCRA 1996 (as amended by the LDEDCA 2009).
- *Wycombe Demolition Ltd v Topevent Ltd* [2015] EWHC 2692 (TCC); [2015] B.L.R. 765; defending enforcement of an adjudicator's decision on the basis that he had considered multiple disputes and had decided the issue of valuation based

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on his own novel approach rather than the case advanced by each of the parties.

- *Rydon Maintenance Ltd v Affinity Sutton Housing Ltd* [2015] EWHC 1306 (TCC): led by Nigel Jones QC, challenging enforcement of an adjudicator's decision on the basis that the adjudicator had breached the rules of natural justice in predetermining the outcome of the dispute and exhibiting apparent bias and/or a lack of impartiality.
- Instructed as junior counsel, led by Paul Reed QC, defending a leading construction company in Dubai in an ICC arbitration against a contractor, claiming 35 million dirhams for delay and variations.
- *Accolade Wines v Volkerfitzpatrick*: a six party £150m property damage and business interruption claim brought by Accolade Wines, described by the Lawyer as one of the biggest cases in the TCC in 2014/15.
- Instructed as junior counsel, led by Sarah Hannaford QC, on a £200m arbitration in relation to a long running dispute over the refurbishment and rebuilding of a government military base.
- *National Museums and Galleries on Merseyside Board of Trustees v AEW Architects and Designers Ltd* [2013] EWHC 3025 (TCC); [2014] 1 Costs L.O. 39 and [2013] EWHC 2576 (TCC) and [2013] EWHC 2403 (TCC): a lengthy trial in the High Court (TCC), defending a £4 million damages claim brought by the National Museum of Liverpool for remedial works that were alleged to be necessary because of design defects in the museum.

International Arbitration

Brenna has a busy international practice having been involved in a number of very high profile, high-value and complex arbitrations involving projects in Korea (ship), South Africa (power plant), Australia (power plant), Georgia (hydro power plant) and Saudi Arabia with leading silks from Keating.

Brenna is particularly sought after in relation to large scale, international arbitrations because she is recognised as being equally enthusiastic and able when dealing with the high level strategic points as well as the heavy, detailed work which is often required on high-value construction disputes. She has also been praised as understanding the dynamic between instructing solicitors and clients and "really adds to that" and is able to "talk in the client's language". This makes her a popular choice for working as part of a team of barristers and solicitors on high profile disputes.

Recent work includes:

- A $55m claim arising out of professional services provided in relation to a metro project (with David Thomas QC). Brenna was extensively involved with complex factual and legal issues arising out of allegations of professional negligence.
- A £150m+ claim concerning the construction of a coal-fired power plant (with David Thomas QC). Brenna was extensively involved with complex technical, factual and legal issues relating to the claims for delay and disruption by the claimant.
- A $140m dispute relating to the design and construction of a Hydro Power Plant (with Adam Constable QC).
- An AUD 2.13 billion dispute arising out of the construction of an onshore LNG plant in Australia (with Adam Constable QC).
- A $500m international arbitration in relation to the construction of a state-of-the-art drillship (with Adam Constable QC and Lucy Garrett QC). Brenna was extensively involved with complex, technical expert issues relating to the construction of the drillship and claims for delay by the claimant.

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- Defending a leading construction company in Dubai in an ICC arbitration against a contractor claiming 35 million dirhams for delay and variations (with Paul Reed QC).
- £200m arbitration in relation to a long running dispute over the refurbishment and rebuilding of a government military base (with Sarah Hannaford QC).

Professional Negligence

Brenna acts and advises in a variety of claims in professional negligence, particularly in the construction industry. She has advised and drafted pleadings in high-value, complex claims involving allegations of negligence against professionals including surveyors, architects, engineers and project supervisors. She was instructed as Junior Counsel in a multi-million pound claim brought by the Museum of Liverpool against an architects firm following allegations of negligence in respect of the design of the new museum.

Recent work includes:

- A £6m dispute arising out of alleged breaches of an Independent Certifier's Deed of Appointment.
- A multi-million pound dispute arising out of the collapse of an acoustic eco barrier.
- A $55m claim arising out of professional services provided in relation to a metro project.
- A $140m professional negligence claim relating to the design and construction of a Hydro Power Plant.
- A claim relating to alleged overpayment arising out of the construction of a £135m state of the art residential complex in central London.
- A multi-million pound dispute against a structural engineer arising out of the design and construction of student accommodation.
- A £3m claim in relation to the design and construction of a multi-million pound depot alleged to have suffered from extensive defects to the pavement and drainage on site.
- *Deluxe Art & Theme Ltd v Beck Interiors Ltd* [2016] EWHC 238 (TCC).
- *Accolade Wines v Volkerfitzpatrick (2) Volkervessels (3) Goodman (4) Keller (5) Twintec (6) GJ3&4.*
- *National Museums and Galleries on Merseyside Board of Trustees v AEW Architects and Designers Ltd* [2013] EWHC 2403 (TCC).
- *National Museums and Galleries on Merseyside Board of Trustees v AEW Architects and Designers Ltd* [2013] EWHC 2576 (TCC).
- Acting for an architect in relation the multi-million pound refurbishment of a mosque.
- Acting for an M&E designer in defence of a £10m claim by the employer arising from the refurbishment of a pharmaceutical facility.
- Defending the designer of a road in TCC proceedings in a claim brought for damages for remedial works.
- Advising a developer in a million pound dispute against an architect for breach of the Building Regulations 1991.

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- Advising a design consultant in relation to a claim brought by the main contractors regarding the installation of an industrial door at an airplane hangar.
- Advising a building owner in relation to a claim against a surveyor relating to the negligent survey of a property.

Energy & Natural Resources

Brenna specialises in domestic and international construction work and over the last 12-18 months has been involved in a number of very high-profile arbitrations involving projects in Korea (ship), South Africa (power plant), Australia (power plant) and Georgia (hydro power plant) with leading silks from Keating.

Recent work includes:

- A £150m+ claim concerning the construction of a coal-fired power plant.
- A $140m dispute relating to the design and construction of a Hydro Power Plant.
- An AUD 2.13 billion dispute arising out of the construction of an onshore LNG plant in Australia.
- A $500m international arbitration in relation to the construction of a state-of-the-art drillship.

Transport & Infrastructure

Over the last 12-18 months Brenna has been involved in numerous high-value disputes concerning train depots, metro stations, sports centres and extensions to the London Underground. She has been led in several UK court cases and adjudications as well as high profile arbitrations involving infrastructure projects.

Recent work includes:

- A $55m claim arising out of professional services provided in relation to a metro project.
- A £15m dispute arising out of the construction of a new maintenance facility and wheel lathe facility at a train depot.
- Multiple disputes arising out of a framework agreement to grow, develop and upgrade the UK strategic road network.
- Complex contractual advice arising out of the Thames Estuary Asset Management programme.
- Multiple disputes arising out of framework agreements for flood and coastal risk management support.
- A dispute concerning the design and construction of a £55m state-of-the-art sports centre at a university.
- A delay claim arising from a multi-million pound extension of the existing Northern line.
- A £3m claim in relation to the design and construction of a multi-million pound depot alleged to have suffered from extensive defects to the pavement and drainage on site.
- The design and construction of the A380 south Devon Link road.

Adjudication

Brenna has a thriving adjudication practice alongside her litigation and arbitration practice. She has been instructed by both Referring and Responding Parties and has had extensive experience drafting submissions in respect of a variety of construction

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disputes. She was described by Chambers and Partners as *"[cutting] to the heart of the matter and offers sound potential solutions to legal issues particularly in the context of adjudication."*

Brenna also has experience in running adjudications on behalf of her instructing solicitors. She has regularly advised clients on tactics involved in the Adjudication process and has given comprehensive and interactive lectures on adjudication, aimed at both junior and senior practitioners.

Brenna appears regularly in the TCC in relation to adjudication enforcement proceedings and was sole counsel in the case of *JRT Developments Ltd v TW Dixon (Developments) Ltd* [2020] 10 WLUK 106, which is one of the only cases where counsel has persuaded the High Court to stay enforcement of an adjudicator's decision on the grounds of manifest injustice, and the leading 2016 case of *Deluxe Art & Theme Ltd v Beck Interiors Ltd* [2016] EWHC 238 (TCC), winning on an issue which had far reaching implications in the industry in relation to the appointment of adjudicators on multiple disputes.

Brenna is also direct access qualified and is happy to accept instructions on a direct access basis.

Recent work includes:

- A claim relating to alleged overpayment arising out of the construction of a £135m state of the art residential complex in central London.
- *JRT Developments Ltd v TW Dixon (Developments) Ltd* [2020] 10 WLUK 106.
- A £15m dispute arising out of the construction of a new maintenance facility and wheel lathe facility at a train depot.
- A dispute concerning the design and construction of a £55m state-of the-art sports centre at a university.
- A delay claim arising from a multi-million-pound extension of the existing Northern line.
- A delay claim arising out of the design and construction of the A380.
- *Deluxe Art & Theme Ltd v Beck Interiors Ltd* [2016] EWHC 238 (TCC).
- *Wycombe Demolition Ltd v Topevent Ltd* [2015] EWHC 2692 (TCC).
- *Rydon Maintenance Ltd v Affinity Sutton Housing Ltd* [2015] EWHC 1306 (TCC).
- An adjudication arising out of a £2m dispute involving a substantial housing association in relation to rates for payment under a responsive repairs contract.
- A series of adjudications arising out of a £10m claim brought by an employer against an M&E designer relating to the refurbishment of a pharmaceutical facility.
- An adjudication brought by the owner of a food processing factory in respect of defective works carried out by a contractor.
- A number of adjudications relating to final account disputes and interim payment disputes involving issues relating to pay less notices and withholding notices.

Reported Cases

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- Henry Construction Projects Limited v Alu-Fix (UK) Limited [2023] EWHC 2010 (TCC)
- Surgo Construction Limited v Bellway Homes Limited
- Henry Construction Projects Ltd v ProMEP Ltd [2024] EWHC 1825 (TCC)
- Bellway Homes Ltd v Surgo Construction Ltd [2024] EWHC 269 (TCC)
- JRT Developments Ltd v TW Dixon (Developments) Ltd
- Accolade Wines v Volkerfitzpatrick (2) Volkervessels (3) Goodman (4) Keller (5) Twintec (6) GJ3&4

Other information

Education & Professional Career

Professional Career

- Keating Chambers, Barrister – 2017
- Hardwicke Chambers, Tenant – 2012-2017
- Kennedys – 2012-2013
- Hardwicke Chambers, Pupil – 2011-2012
- Keating Chambers, Legal Research Assistant – 2010-2011
- Called to the Bar – 2010

Education

- BVC-BPP London (Outstanding) 2009-2010
- GDL-BPP London 2008-2009
- BA (Oxon) – Modern History 2003-2006

Appointments & Awards

- Attorney General's B Panel of Counsel
- Lord Bowen Scholarship, Lincoln's Inn, GDL
- Hardwicke Entrance Award, Lincoln's Inn, BVC
- Thomas More Bursary, Lincoln's Inn, BVC
- Buchanan Prize, Lincoln's Inn, BVC Examination

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- Cholmeley Studentship, Lincoln's Inn, Pupillage

Memberships

- TECBAR
- BILA
- Free Representation Unit
- Honourable Society of Lincoln's Inn
- Society of Construction Law

Seminars & Publications

- Contributing editor of the Construction Law Reports
- Contributor to Keating on Construction Contracts, 11th ed. (2020) and the Keating on NEC, 2nd ed.
- Construction Law Reports
- Contributor to Paul Reed QC's Construction All Risks Insurance (2014 and 2nd edition 2016, Sweet & Maxwell)
- Researcher, Keating on Construction Contracts, 9th Edition (2012, Sweet & Maxwell)
- Researcher, "Architects, Engineers and Quantity Surveyors" in Professional Negligence and Liability (loose-leaf), 19th Issue (2011, Informa Publishing)
- Researcher, Keating on JCT Contracts (2010/2011, Sweet & Maxwell)

Recommendations

"Brenna Conroy is really great to work with – responsive, has an eye for detail and is commercially astute."

Construction, Chambers & Partners UK Bar 2027

"Excellent – she has a brilliant client manner, gives very robust advice and gets things done."

Construction, Chambers & Partners UK Bar 2027

"Brenna Conroy was responsive and detail-oriented."

Construction: Professional Negligence, Chambers & Partners UK Bar 2027

"Brenna is a solid junior who is confident and capable in managing expert evidence and scoping it for the case."

Construction: Professional Negligence, Chambers & Partners UK Bar 2027

"Brenna is responsive, easy to work with and gets on well with construction clients."

Construction: Professional Negligence, Chambers & Partners UK Bar 2027

"All-round excellent barrister. A pleasure to work with."

Construction, Legal 500 UK Bar 2027

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"Very confident and capable in the technical and strategic aspects of the case. Brenna is very good at getting the client on board with her approach to the analysis and case strategy. She has a pragmatic and practical approach to evidence."

Professional Negligence, Legal 500 UK Bar 2027

"Brenna is an exceptional all-rounder with strong drafting abilities mixed with a deft advocacy style. Lay and professional clients appreciate her ability to get quickly to the crux of an issue and give commercial advice."

Construction, Legal 500 UK Bar 2026

"One of our favourites - she goes the extra mile and is always fighting for the client."

Construction, Chambers & Partners UK Bar 2026

"Brenna is an excellent barrister. I value her opinion, her ability to speak in a way my client understands and her willingness to get stuck in at the outset."

Construction, Chambers & Partners UK Bar 2026

"She is easy to work with, always available and always gets the work done to the highest level."

Construction, Chambers & Partners UK Bar 2026

"Brenna Conroy provides a solid mastering of a technical case and the ability to cut through expert evidence. She has a great grasp of the legal and commercial strategy of the matter."

Construction: Professional Negligence, Chambers & Partners UK Bar 2026

"Brenna is very approachable and adept at dealing with and distilling complex issues. She is very user-friendly."

Construction: Professional Negligence, Chambers & Partners UK Bar 2026

"Her written advice is tailored to her audience and her advocacy skills are outstanding."

Construction, Chambers & Partners UK Bar 2025

"Brenna Conroy is an excellent all-rounder."

Construction, Chambers & Partners UK Bar 2025

"Brenna is adept at distilling the most important issues and assessing what can be done to provide her clients with the best possible position and outcome."

Construction, Chambers & Partners UK Bar 2025

"She is brilliant, from both a commercial and a client management perspective."

Construction, Chambers & Partners UK Bar 2025

"Brenna is very approachable, grasps complicated facts and issues very quickly and provides excellent commercial advice to clients."

Construction: Professional Negligence, Chambers & Partners UK Bar 2025

"Brenna is technically brilliant and a grafter. She never backs down from a good fight. Brenna is also a pleasure to work with, leading or being part of a wider team."

Construction, Legal 500 UK Bar 2025

"Brenna is quick to grasp the issues and intricacies of a case. She is very good with clients and her legal knowledge is excellent."

Professional Negligence, Legal 500 UK Bar 2025

"Brenna is able to get to grips with complex factual and technical information quickly and efficiently. She provides excellent commercial and tactical advice to clients and is always happy to discuss any issues arising in a case."

Professional Negligence, Legal 500 UK Bar 2024

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"Brenna is a top-notch senior junior construction barrister. She doesn't have any weaknesses."
Construction, Legal 500 UK Bar 2024

"Brenna was excellent as part of our team." "Brenna has good drafting skills."
Professional Negligence, Chambers & Partners UK Bar 2024

"A fantastic team player and brilliant advocate. Always willing to get into the detail, but without losing sight of the bigger picture."
Construction, Chambers & Partners UK Bar 2024

"Brenna is like a general. She manages and organises a large team in complex cases extremely well. It's her ability to see the big picture and manoeuvre everyone into position in a short period of time that makes her so good."
Construction, Chambers & Partners UK Bar 2024

"Brenna is super-bright, quick to assimilate complex issues and detailed points. Unlike some barristers, Brenna is equally enthusiastic and able when dealing with the high level strategic points as well as the heavy, detailed work which is often required on high-value construction disputes."
Construction, Legal 500 2022

"An impressive barrister - she is sharp and formidable while still being diligent and patient with clients."
Construction, Chambers UK Bar 2022

"She understands the dynamic between instructing solicitors and clients and she really adds to that."
Construction, Chambers UK Bar 2021

"She is diligent and methodical, putting a case together very carefully."
Construction, Chambers UK Bar 2021

"She is pragmatic and good to work with."
Construction, Chambers UK Bar 2021

"She's fantastic - she loves the detail and thrives in it and she can talk in the client's language. She understands the industry and the key commercial drivers and comes up with practical solutions. She also has an incredible work ethic."
Construction, Chambers UK Bar 2020

"Very commercial and user-friendly."
Construction, Chambers UK Bar 2020

"A star of the future."
Construction, Chambers & Partners 2019

"Cuts to the heart of the matter and offers sound potential solutions to legal issues particularly in the context of adjudication."
Construction, Chambers & Partners 2018

"Approachable, bright and incredibly sharp."
Construction, Chambers & Partners 2018

"Up-and-coming junior who is increasingly taking on significant litigation, adjudications and international arbitration."
Construction, Chambers & Partners 2017

"Her burgeoning practice wins her the praise of solicitors and peers alike."
Construction, Chambers & Partners 2017