

Thomas Sands

CONSULTING



Expertise

- Quantity Surveying
- Project Management
- Identification, rectification & valuation of building defects
- Contract Administration
- Construction Claims and Defence to Claims
- Assessment of quantum on negligence claims brought against construction professionals
- Adjudicator for the CI Arb
- Acted as Advocate on Adjudication disputes - Referring and the Responding Party
- Expert Witness on Quantum on High Court cases

Experience

Chartered Quantity Surveyor, Chartered Builder, Chartered Arbitrator, Adjudicator and Senior Contracts Manager/Senior Contracts Surveyor with over 46 years experience of building industry practice.

Initially trained in building and construction as a Surveyor and then as a Contracts/Project Manager. Has acted as a Consultant for 23 years undertaking quantity surveying, contract administration, project management, dispute resolution and expert evidence on the quantum of building and civil engineering disputes.

Good working knowledge of most main and sub-contract forms of contract used in the UK. Has regularly advised on and used bespoke agreements, contracts and contracts for clients.

John Leslie Jarvis

Dip Surv, Dip Arb, FRICS, FCIOB, FCIArb

Professional Qualifications

- ONC – Building and Surveying 1966
- HNC – Building and Surveying 1968
- LIOB – Institute of Building 1968
- MIOB – IOB Corporate Member 1971
- Diploma in Surveying (CEM) 1993
- Diploma in Arbitration (CEM) 1995
- Qualified Adjudicator (CI Arb) 1996

Professional Memberships

- Licentiate of the Institute of Builders 1969
- Member of the Institute of Builders 1971
- Member of the Chartered Institute of Building 1980
- Fellow of the Chartered Institute of Building 1993
- Professional Associate of the Royal Institution of Chartered Surveyors 1994
- Founding Member Society of Expert Witnesses 1994
- Fellow of the Chartered Institute of Arbitrators 1997
- Fellow of the Royal Institution of Chartered Surveyors 2014

Professional Committees & panels

- CI Arb – Committee Member – Southern Region 1994 – 1999
- SEW – Founding Secretary and Committee Member 1994 - 2002

Experience (cont'd)

Has experience of schools, hotels & pubs, leisure centres, industrial units and high rise offices and housing both local authority and speculative. In recent years has assisted clients to recover sums due from their Employers including negotiation, preparation of Adjudication Referral Notices, the issuing of Notices to Refer, the Referral Notice and the conduct of the Adjudication process.

Expert witness experience

Since 1992 I have concentrated on construction litigation, arbitration, adjudication and claims. My areas of expertise include preparation and defence of contract claims on building matters. I also specialise in expert witness work on surveying matters mainly relating to professional indemnity insurance claims made against Architects, Engineers and Surveyors.

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Regulated by RICS



Expert witness experience (cont'd)

I have acted as expert on quantum and liability matters relating to building and engineering defects on houses, flats, offices, factories, sports facilities and retail parks and their ancillary infrastructure.

I have been involved with over 45 construction related claims. I have prepared expert reports on quantum in excess of 35 cases of which 1 has progressed to trial.

I have acted as an expert witness and joint expert witness in a number of construction related disputes since qualifying as a Fellow of both the Chartered Institute of Building and the Chartered Institute of Arbitrators.

I have been heavily involved in construction adjudication. I have since acted as a CI Arb nominated adjudicator on several matters. I have prepared and presented a number of cases for parties in adjudications involving employers, contractors and subcontractors.

Sample expert witness appointments

Party Expert (Litigation) on Quantum relating to a professional negligence claim against civil engineers for design issues relating to slope stability - £1.5 million in dispute.

Party Expert (Crown Court) on behalf of a defendant in a multi-million pound fraud trial - £5.0 million in dispute.

Party Expert (Litigation) on Quantum relating to a professional negligence claim against a structural engineer for design issues relating to a basement in central London and whether top reinforcement was required for water pressure on the Slab and Walls. £1.2 million in dispute.

Party Expert (International Arbitration) regarding the value of a Project in Gibraltar with a Portuguese Contractor and a British Developer - £13.5 million in dispute.

Party Expert (Litigation) on Quantum relating to a professional negligence claim against Civil Engineers for design issues relating to deep coal seams beneath a housing development causing the house to sink unevenly into the ground - £7.5 million in dispute.

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Expert witness appointments (cont'd)

Party Expert (Litigation) on Quantum relating to a professional negligence claim against an Architect for design and certification issues on a new house in Berkshire - £180,000.00 in dispute.

Party Expert (Litigation) on Quantum relating to a professional negligence claim against Oil Company for pollution of the ground beneath 3 No Houses in Essex - £1.75 million in dispute.

Appointing solicitors include Pinsent Masons, Trowers & Hamlin, Beale & Co. Berrymans Lace Mawer, Kennedys, Hill Dickinson, Wedlake Bell and Thompson Cole.

Career History

1962 - 1964 – Assistant Cost and Bonus Surveyor with a major construction company, Turriff Construction Corporation, on a new Woman's Royal Army Officer Training Camp. There were over 120 operatives on site and in the last 6 months of the Contract I was placed in charge of the department.

1964 - 1966 – Assistant Quantity surveyor with a small Building Contractor, Keil and Vevers Limited, working upon small maintenance and repair projects.

1966 - 1968 – Quantity Surveyor and Project Planner with a medium size Building Contractor, Spear and King Limited, working upon Term Contracts for the Army and RAF, local authority, housing association projects, speculative housing estate developments, and leisure projects.

1968 - 1970 - Project Surveyor with Humphreys Homes Ltd working on Speculative housing in England and Malta.

1970 – 1978 – Senior Contracts Manager / Surveyor For a medium sized building contractor responsible for all aspects on Building Contracts from £0.25 million to £7.5 million.

1978 - Present – Formed my own consultancy Chartered Quantity Surveyors. During this time the practice has developed from a sole practitioner and now specialises in construction dispute resolution.

1992 – Present – Consultant with Thomas Sands specialising in expert witness work and claims.