



Expertise

- Arbitration & Adjudication
- Quantity Surveying
- Project management
- Identification, rectification & valuation of building defects
- Contract Administration
- Construction Claims
- Assessment of quantum on negligence claims brought against construction professionals

Experience

Chartered Quantity Surveyor and project manager with over 35 years' experience of building industry practice.

Initially trained in private practice and local government, has developed and managed a surveying practice for 30 years undertaking quantity surveying, building surveying, contract administration, project management and dispute resolution.

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

Has experience of schools, university projects (teaching and halls of residence), hospitals, hotels & pubs, leisure centres, industrial units and offices and housing. In recent years has advised widely on high end residential developments and the correction and costing of defects to residential properties.

Professional Qualifications

- BSc – Quantity Surveying 1978
- MSc – Construction Management 1986
- LLM – Construction Law 1997
- Qualified Adjudicator (CIArb) 1998
- Cert Adjudication (CEM) 2007
- Dip Adjudication (RICS) 2011

Professional Memberships

- Associate of the Royal Institution of Chartered Surveyors 1981
- Associate of the Chartered Institute of Arbitrators 1984
- Fellow of the Royal Institution of Chartered Surveyors 1988
- Fellow of the Chartered Institute of Arbitrators 1993
- Member of The Academy of Experts 1993
- Member Society of Construction Law 2005
- Member Adjudication Society 2009
- Fellow of the Academy of Experts 2015

Professional Committees & panels

- RICS - QS CPD Committee 1984 – 1993
- RICS - Regional QS Committee 1984 - 1994
- RICS - QS Council 1991 - 1995
- Junior Liaison Organisation (Junior Section of 8 Professional Institutions) - Council 1987 - 1990 (National Chairman 1989)
- CIArb - Regional Committee 1984 - 1999 (Chairman 1991 - 1994) & 2011 onwards. Chairman 2012 onwards
- CIArb - Council 1992 - 1999
- CIArb - Director of Expert Witness Courses 1995 - 1997
- Academy of Experts - Council 1997-1999
- FMB Adjudication Panel
- JCT Homeowner Adjudication Panel
- RICS President's Adjudication Panel
- RICS Expert Witness Working Parties

Expert witness experience

Since 1988 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 actions against Architects, Engineers and Surveyors.

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, hotels, hospitals and retail parks and their ancillary infrastructure.

I have been involved with over 200 + construction related claims. I have prepared expert reports in excess of 100+ cases of which 6 have progressed to trial. I have given evidence in the Crown, High and County Courts and in arbitration.

I have acted as arbitrator, adjudicator and expert determinator in a number of construction related disputes since qualifying as a Fellow of the Chartered Institute of Arbitrators.

I have been heavily involved in construction adjudication. My LLM Dissertation in 1997 concerned adjudication under the Construction Act. I have since acted as an adjudicator both party appointed and ANB nominated. 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 M&E services engineers for design and specification issues on a hospital. £12.5 million in dispute.

Party Expert (Litigation) on Quantum relating to a professional negligence claim against civil engineers for design issues relating to a collapsed retaining wall. £3.5 million in dispute.

Party Expert (Crown Court) on behalf of 3 defendants in a multi-million pound fraud trial. Acquittal achieved due to doubts identified in the quantum of the Crown's case.

Party Expert (Litigation) in Libel Action brought by a builder against his client.

Party Expert (Arbitration) regarding contractor's claims and defects to a new house. £800,000 in dispute.

Party Expert (Litigation) on relating to flood damage to commercial premises. £1.3 million in dispute.

Expert witness appointments (cont'd)

Appointing solicitors include Pinsent Masons, Beale & Co. Berryman Lacey Mawer, Kennedys, Hill Dickinson, Plexus Law, Wedlake Bell, Mayer Brown, DAC Beachcroft, Wragge & Co, Weightmans.

Career History

1973-1976 - Trainee Quantity Surveyor with Chartered Surveyors, Carless and Adams, working upon traditional pre and post contract duties including measured term contracts, to housing, banks and defence works.

1976-1977 - Junior Quantity surveyor with Chartered Surveyors, Henry Cooper and Sons, working upon major local authority and housing association housing estate developments and leisure projects.

1978-1981 - Quantity Surveyor with Berkshire County Council. Work included schools, libraries, old persons' homes, roads, bridges and the new Shire Hall valued at £43 million in 1980 prices.

1981-1983 - Senior Quantity Surveyor with London Borough of Hounslow in charge of a section dealing with major repairs and improvements to 1000+ properties on 22 pre and inter-war housing estates.

1983 - Present - Formed Thomas Sands Chartered Quantity Surveyors. During this time the practice has developed from a sole practitioner and now specialises in construction dispute resolution and project management.

Practice Profile

The services which the practice offers includes quantity surveying, employers' agent, building surveying, project management and also construction contract and dispute resolution services. The work which the practice has undertaken is to housing projects (both private, commercial, local authority and listed properties), schools, sports facilities, university accommodation (both teaching and residential), shops, factories, offices, pubs, restaurants and hotels. Surveying services have also been undertaken in connection with civil, petrochemical, process and waste water engineering. We also act as national surveyors and contract advisors to the National House Building Council (NHBC).