

Curriculum Vitae

David Emin BSc (Hons) MSc FRICS FCIArb MAE MEWI, Partner

Party Appointed Expert, Single Joint Expert and Expert Advisor



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- Education**
- Expert Witness Certificate, RICS, (2022).
 - MSc Construction Law & Dispute Resolution, King's College London, (2018 to 2020).
 - BSc (Hons) Quantity Surveying, University of Westminster, (2005 to 2008).
 - Higher National Certificate in Construction, College of North West London, (2003 to 2005).
 - Certificate in Construction, College of North West London, (2002 to 2003).
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- Employment**
- Partner, Quantum Experts, (2015 to present).
 - Director, Create Living Group, (2017 to present).
 - Adjudicator, UK Adjudicators Panel, (2021 to present).
 - Adjudicator, Construction Industry Council Panel, (2021 to present).
 - Managing Consultant, Blackrock Expert Services, (2019 to 2020).
 - Senior Quantity Surveyor, McLaren Construction, (2013 to 2019).
 - Project Quantity Surveyor, Vinci Construction, (2007 to 2013).
 - Project Quantity Surveyor, Permasteelisa, (2006 to 2007).
 - Assistant Quantity Surveyor, Thomas Sinden Construction, (2005 to 2006).
 - Assistant Quantity Surveyor, H G Construction, (2004 to 2005).
 - Assistant Quantity Surveyor, Conneely Drylining, (2002 to 2004).
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- Professional Associations**
- RICS Registered Expert Witness, Royal Institution of Chartered Surveyors, (2022 to present).
 - Fellow of the Royal Institution of Chartered Surveyors, no. 1281247, (2012 to present).
 - Assessment of Professional Competence (APC) Assessor of the Royal Institution of Chartered Surveyors (2021 to present).
 - Fellow of the Chartered Institute of Arbitrators, no. 6041536, (2019 to present).
 - UK Register of Expert Witnesses, vetted status, (2020 to present).
 - Member of the Academy of Experts, no. 3743, (2021 to present).
 - Member of the Expert Witness Institute, no. 10000832, (2021 to present)
 - Member of The Society of Construction Law, (2018 to present).
 - Member of the Adjudication Society, (2020 to present).
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Overview

I am a chartered quantity surveyor with two decades of construction experience in residential, ministry of defence, education, healthcare, industrial, mixed-use, infrastructure and commercial building. I have significant hands-on experience in quantity surveying and contract administration under numerous suites/forms of contract including JCT, PPC, NEC, EPIC/EPC and bespoke forms, as well as experience of most methods of procurement.

I am a Partner at Quantum Experts and able to act as a party appointed or single joint expert witness on construction disputes of all sizes and at all stages. I have experience at providing oral evidence in Court as a single joint expert and party appointed expert.

I specialise in contentious matters, I act for employers, contractors, and subcontractors, predominantly in the UK. I am able to deal with a wide range of matters such as the valuation of variations, interim and final accounts, matters relating to professional negligence, identification and valuation of defects, loss and expense claims, valuation at termination, the financial impact of late payment, loss of profit claims, as well as the financial impact of non-project related overheads.

I currently provide quantity surveying and contract administration services to clients, and therefore have up to date knowledge and experience of construction and quantity surveying matters. In my current role as a Director of Create Living Group, I regularly undertake all aspects relating to property investment/development, deal analysis, project finance, negotiation and acquisition of assets, assessment of refurbishment/development costs, and management of the project through to refinance and ultimately rental or sale.

Party Appointed Expert Representative Engagements

- Assessment of a £2.5m claim for defective works at a luxury new build property in Hampstead, London.
- Calculation to demolish a defective building and rebuild due to inadequate design in relation to a quantum claim against an engineer.
- Appointment on behalf of an employer for a £1m arbitration dispute under JCT/CIMAR 2016 arbitration rules. My instructions included identification/valuation of defects and final account assessment.
- Party appointed quantum expert instructed on behalf of an employer to validate a £10m construction cost plan in relation to the calculation of an Architect's fee.
- Quantum assessment of a subcontractor's final account in relation to disputed variations and loss and expense.
- Identification of defects in relation to large domestic roofs, as well as calculation of the reasonable costs to remedy the defective roofs and internal damage.
- Calculation of reasonable costs to extend and convert two dwellings into two six-bedroom HMOs.
- Party appointed quantum expert to opine on construction defects and the cost of remedial works at a luxury residential property.
- Quantum assessment on behalf of an employer in relation to a £3m claims for variations and loss and expense
- Party appointed quantum expert for a matter concerning the identification and valuation of defects at a £5m residential property.
- Party appointed quantum expert on behalf of an employer to quantify the additional cost to the employer following negligent termination by the employer's Architect/Contract Administrator.
- Party appointed expert on behalf of a claimant who suffered personal injury due to negligent construction work.

Party Appointed Expert Representative Engagements (Continued)

- Party appointed quantum expert on behalf of a subcontractor to quantify the value of mechanical and electrical works carried out following suspension of the works.
- Party appointed expert on behalf of a defendant in respect of a criminal matter being brought by a Local Authority due to an alleged breach of planning conditions. My instructions included the quantification and assessment of construction materials stored on the site, and to opine on the quantities of materials that could be incorporated into the works.
- Party appointed quantum expert on behalf of a contractor in relation to overhead recovery calculations in respect of a £1m overhead recovery claim following lengthy delays across three projects.
- Party appointed quantum expert to value the cost of works carried out on two projects which formed part of a high-net-worth individual's deceased estate.
- Delay analysis, identification and valuation of defects in relation to a £250k claim by an Employer against a contractor.
- Quantum expert for a matter concerning termination of a contractor by an owner/occupier.
- Quantum expert for the evaluation of claims from a contractor relating to a new build healthcare facility.
- Quantum expert for the assessment of loss and expense arising under a subcontract due to prolongation.
- Quantum expert in relation to a £500k claim relating to a defective basement installation.
- Quantum and delay expert in relation to a £1.5m dispute across two construction projects.
- Delay expert in relation to a contractor's 52-week EOT claim.
- Expert appointment for a professional negligence claim in relation to contract administration and quantity surveying services provided to the Employer.
- Assisting the quantum expert concerning a dispute of £7m relating to the value of variations and loss and expense claimed by the contractor.
- Quantum assessment of entitlement of an employee in respect of a discrimination claim against an employer through a Tribunal.
- Assisting the quantum expert concerning an \$80m dispute concerning an offshore oil pipeline project in the Middle East under an EPIC contract. The dispute was resolved in an LCIA Arbitration. Duties related to the valuation of prolongation costs, change in marine spread and re-measurement matters at termination.
- Assisting the delay expert acting on behalf of the employer in respect of the assessment of delays and extensions of time of the contractor.

Single Joint Expert Representative Engagements

- Single joint quantum expert for a matter concerning termination of a contractor by an owner/occupier.
- Single joint quantum expert to opine on an insurance dispute due to a vehicle strike to a building, which caused cosmetic and structural damage.
- Single joint quantum expert for a matter to assess the value of works carried out under the building contract and value of materials on site at project cessation.
- Single joint expert to opine on various disputed matters on a £250k domestic project, issues dealt with included delay, progress, and programme issues, identification of defects, assessment of remedial costs, and assessment of the cost of works completed.

Single Joint Expert Representative Engagements (Continued)

- Single joint expert for a matter concerning the valuation and value of defects following termination of the contractor.

Expert Advisor Representative Engagements

- Numerous appointments to verify and comment on quantum and delay claims, assess claims and the like completed by others on disputes ranging from £50k to £10m.
- Numerous appointments for preparation and advice in relation to delay and disruption claims and delay analysis, inclusive of calculating loss and expense.

Project Experience Below is a selection of some of the projects I have worked on in my career.

Residential:

- Chadwell Heath – 45 unit residential scheme.
- Tiger Way - £40m - 89 unit residential development in Hackney, London.
- Chapel Lane - £130k commercial to residential conversion, Leeds.
- Imperial Wharf Phase 1 - £2m – Subcontract works as part of the wider development.
- Edward Street - £65m – estimating/tendering/pricing duties on a large residential scheme in Brighton.
- Chapel Lane - £320k GDV – 4 unit commercial to residential conversion.
- Various high end residential properties ranging from £1.5m to £5m.
- Pre-contract work on the Archway Tower redevelopment.

Industrial & Infrastructure

- Magna Park - £28m – 638,000 sqft distribution centre for John Lewis incorporating new roadways and infrastructure services.
- G Park Swindon - £20m – 437,000 sqft distribution centre for B&Q.
- Amazon Tilbury - £150m – 2,200,000 sqft distribution centre for Amazon.

Education:

- Barnet College - £30m – demolition and rebuild Wood Street campus.
- Yesodey Hatroah Girls School - £10m new build school in Stamford Hill.

Healthcare:

- Hellingly MSU – £12m – new build medium secure unit for mentally ill patients for the NHS Sussex Trust.
- Ashen Hill - £2m – refurbishment of an existing mental health care facility.

Mixed-use:

- Tiger Way - £40m – school with 89 unit residential development in Hackney, London.

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- Leisure/Hotel:
- O2 Greenwich - £20m – new build leisure buildings with trampoline, cinema and restaurant facilities all under the ‘tent’.
 - Kingsland Hotel - £5.4m – 40,000 sq.ft refurbishment and extension, Zone 4 London.

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- Commercial:
- One Mabledon Place - £18m – Complex cat A refurbishment including new build and extensive structural alterations on Euston Road, central London.
 - Abbey Gardens - £6m – cut and carve cat A refurbishment of an office block in Reading.
 - New Bracken House - £65m office refurbishment for the Financial Times.
 - The Turnmill - £18m – new build offices in Farringdon, London.
 - Colmore Plaza - £6m – 14 story new build offices in Birmingham.
 - 125 Old Broad Street - £9m – refurbishment of the London stock exchange.

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- Small residential/home owner:
- Various extension works and refurbishment works ranging from £10k to £1m.
 - Various one and two-story extensions, loft and basement conversions, including complete back to brick refurbishments.
 - Various extensions, refurbishments and conversions of (C3) residential dwellings into (C4) houses of multiple occupation (HMO) ranging from £50 to £250k.

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- Listed buildings:
- Tudor Hall - £500k refurbishment of a grade 2 listed building.
 - New Bracken House as stated above under the ‘commercial’ section.

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- Ministry of defence:
- RAF Northolt - £250m – demolition and construction of numerous buildings for a variety of military uses.

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- Remediation works
- Remediating defective cladding to a large retailer’s building on Oxford Street.
 - Circle 109, Liverpool - £5m – removal and replacement of with non-combustible cladding on residential apartments.
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