

CURRICULUM VITAE

Name: Luke Chambers
Relevant qualifications: Town and Country Planning (BA Hons)
Expert Witness for Courts – Bond Solon
Nationality: British
Residence: Britain
Car owner & driver: Yes
Location: Fleetwood - Lancashire
Email: lukechambers33rcpm@yahoo.com
Phone:07927364284

Professional experience.

I Managed the Procurement and validation of Capitol investments. Ranging between £250,00.00 & £1m implementing single stage tendering. Project Management of Decent Homes Programs, Capitol works, Legal Disrepair Surveyor, Cyclical works, Stock Condition Validation Surveys, Life Cycle Assessments, Cost benefit Analysis for major works, HHSRS Surveys, dilapidation reports, Party Wall Awards, FRA Management, L8 Compliancy for Potable water, Fault Diagnosis and reports, Disrepair cases, Clerk of Works, CDM regulations, Responsive repairs for numerous housing providers throughout London, the South East of England, the Midlands and North of the country.

Education and Qualifications

2022-Bond Solon-Expert Witness for Courts
2016-Agile Project Management
2012- Construction Project Management BSc

2012-P401, P402 Certified Asbestos Surveyor in accordance with (BOHS 264)

1991-1994 – Town and Country Planning (BA Hons)

1973-1978 – Archbishop Michael Ramsey Comprehensive
Math CSE – English CSE – Biology CSE – History CSE –
Religious Education CSE

November 2023 – April 2024 Stock Condition Surveyor
Northampton Community Housing

- Carrying out stock condition surveys to individual flats, blocks along with street properties throughout Northampton.
- Inspecting the condition, age and life expectancy of numerous elements throughout each property, including external elevations and internal fittings.
- Measuring and recording roof spans. Walls and brick walls, fenestration material and condition
- Producing comprehensive reports with photographic images.
- Completing an average of forty stock condition surveys and reports weekly

**November 2022 – July 2023 Expert Witness for Courts
Disrepairs Claims Surveyor**

- Receiving instructions for disrepair claims from various firms of Solicitors and carrying survey reports throughout the Country from the North west, Manchester, Bolton, South of England including Sussex, Devon, Norfolk, Cambridge, Surrey and London.
- Providing Scott Schedule breakdowns with pricing estimates.
- Providing images to further endorse disrepairs and works necessary to return properties to expected conditions for families and households.
- Assessing and calculating budgets to assist judges to make decisions necessary for the works to be carried out by the landlord in individual cases.

**February 2022 – August 2022 Progress Housing Group
– FRA Senior Surveyor**

- Receiving notices from Solicitors representing residents with disrepair claims.

- Arranging appointments to visit and inspect the claimed disrepairs internally and externally. Taking photo images and making notes.
- Producing disrepair reports and Scott Schedule reports

April 2021 – February 2022 Johnnie Johnson Housing Senior Disrepair Surveyor – FRA Surveyor

- Managing Fire Risk Assessment improvements to numerous sheltered schemes throughout the M6, M61, M62 motorway network
- Producing reports and managing compartmentation works to numerous schemes
- Ensuring that projected and ongoing works are regularly updated on the data systems.
- Visiting the numerous sites ensuring that specified works on schedule for delivery of materials, start and completion dates, along with and peripherals.
- Inspection of completions, sign-offs and final accounts
- Regular site meetings with Managers and Contract Managers.
-
- Managing Fire Risk Assessment improvements to numerous sheltered schemes throughout the M6, M61, M62 motorway network
- Producing reports and managing compartmentation works to numerous schemes, including communal areas and units
- Ensuring that projected and ongoing works are regularly updated on the data systems.

- Visiting the numerous sites ensuring that specified works on schedule for delivery of materials, start and completion dates, along with and peripherals.
- Authorisation work completions, sin-offs and final accounts
- Regular site meetings with Managers and Contract Managers.

October 2020 – April 2021 Michael Dyson Building Surveyor – Capitol works

- As one of the team of Surveyors, Management of Planned Maintenance works for four thousand properties throughout the borough specifically focusing on the Stock Condition Survey project for the Regenda Housing Trust as the initial stages of Asset Management, Planned works and Capitol and Regeneration
- Visiting individual properties and tenanted estates throughout the Wards, assessing Maintenance and refurbishment works focusing on the urgency and the costs attached to meet the Decent Homes Programme.
- Undertaking energy assessments of electrics and methods of heating including central heating to domestic dwellings.
- Producing reports for life cycles of individual elements and general Asset conditions including Fenestration, roofing programs and Asset conditions.

- Considering options of efficiently improving household management eg Aids and Adaptations through effective maintenance and management
- Utilising RdSaap as a tool for Energy Performance including Ultra Violet measurement, appropriate heating systems for individual homes, focusing on appropriate heating systems have been installed application to capture heating, electrical and general services to individual homes

November 2019 – April 2020 Peaks and Plains Housing Trust – Senior Fire Risk Manager/Surveyor

- Managing FRA works to properties owned and Managed by the Trust throughout Macclesfield and South Manchester.
- Attending contract meetings with contractors along with senior trust Management for progress of works as well as clarifications and amendments to implementation of on going works
- Managing works and visiting various sites daily
- Contacting and arranging works between residents and operatives and ensuring that specifications are being kept
- Ensuring health and safety and CDM Management is ongoing
- Stock Condition Surveys along with RdSAP energy testing to boilers, electrics and thermal insulation

January 2019 - November 2019 United Response Planned Maintenance Manager-Building Surveyor

- Managing Stock Condition Surveys to numerous residential properties throughout the UK
- Managing the Planned Maintenance Program for properties and sites throughout the UK
- Managing the procurement of Contractors for the payment and financial Management with Keystone
- Managing budgets for individual properties
- Reporting to Management
- Liaising with Contractors for refurbishments and method statements
- Undertaking Rd SAP testing to ensure EPC certs

- Providing reports for Directors
- Energy Performance Certificates EPC
- Disrepair reports along with Scott Schedules for disrepair claims
- Pre acquisition surveys
- Producing Tender packages
- Risk assessments for Health and Safety
- Attending team meetings
- Ensuring that projects are coordinated with Service Managers
- Site meetings with Contractors

**July 2018-December 2018 Peabody Housing
Senior Manager/Building Surveyor**

- Managing three thousand properties throughout central London and Essex, including new build purpose built properties as well as street properties.
- Effective leadership approach applying a diverse style when Managing the team which includes four Building Surveyors, the Mechanical and Electric team along with the admin team
- Carrying out disrepair inspections along with producing reports and Scott Schedules.
- Coordinating and Managing projects for new roofing systems to street properties and purpose built blocks
- Schedule of rates term contract, used in the absence of a estimate and replaced with unit rates
- Latent defects, for new build schemes that are still within the defects period
- Liaising with main Contractors for refurbishments
- Party wall agreements
- Managing budgets and payments via Keystone
- Risk assessments for health and safety
- Energy efficiency rating of structures EPC
- Managing MP complaints from inception to completion
- Stock Condition Surveys including RdSap energy testing to Central heating, electrical installations
- Managing budgets
- Reporting to Senior Management
- Attending meetings with other Senior Managers
- Managing the budgets and resources for Fire risk assessment projects
- Managing the budgets and resources for Decent Home upgrades

August 2015-July 2018 MSJ Contractor Project Surveyor

- Procurement of project works for private freeholders to carryout property refurbishments, extensions and conversion works implementing partnering or measured term contracts.
- Whilst Managing budgets assessing the how resources are to be allocated to various areas of projects ie labor, permits, materials, transport and contingency costs
- Directing a team consisting of three Building Surveyors, admin team of two
- Planning out detailed budgets for the business operation along with Managing individual project budgets and authorization of payments for projects from inception through to completion and handover
- Analysis of Risk assessment reports to tenanted blocks of to determine programs of essential works to properties throughout the South utilizing the Keystone Management system.
- Property Energy Performance Certificates EPC
- Site meetings with stakeholders.
- Ensuring that works are completed on time and to budgets

- Carrying out RdSAP and Stock Condition Survey reports for WWHRS (Waste Water Heat Recovery Systems). Along with recording habitable rooms

May 2014- August 2015 London and Quadrant Housing Association

Project Management –

- Validation reports of fifteen properties across the borough requiring new roof systems, pitched and flat.
- Undertaking RdSAP testing and Stock Condition Surveys to new build and older properties throughout the South West of London
- Internal and external works,
- Providing Minor Works Contracts to the value of less than 250,000 GBP
- Authorisation and managing payments for completed works (Atrium)
- Producing reports for Disrepair cases
- EPC Energy Performance Certificates
- Instructing Contractors to carryout further works where required
- Ensuring that works are completed on time, to budget and quality.
- Legal Disrepairs
- Project Management of Cyclical and Planned Maintenance Programs and Condition Surveys.

April 2011-June 2014 Newlon Housing – Housing Trust Asset Management Surveyor

- Management and coordination of void property works including the use of the Keystone financial Management package.

- Project Management of Decent Homes program for Replacement kitchens, bathrooms and Front entrance doors for seventy-five units across the borough of Hackney.
- Producing reports validating cost the benefit of works to targeted properties.

April 2009-April 2011 Enfield Homes – Arms length Management organisation

Project Management

- Project Management for Cyclical works program.
- Procurement for Decent Homes program
- Contract procurement via Single Stage Tender process resourcing Keystone Financial Management
- Compilation of Microsoft Project Planner
- Detailing all key milestones and timescales for individual refurbishments
- CDM regulations
- Energy Performance Certificates EPC
- Out turn costs to validate fund payment certificates

November 2007-April 2009 Family Mosaic Housing Association

Asset Management Surveyor

- Management and delivery of cyclical works programs
- Management of Decent Homes programs to one hundred and five units for replacement bathrooms and kitchens
- Meeting contractors on site to clarify issues
- Authorising staged payments to contractors utilizing the Keystone financial Management system

February 2004-Novemember 2007 Patmore Co-operative

Project Management Surveyor

- Project management of planned maintenance program to eighteen purpose built blocks
- Procurement of the Capitol works program for replacement of the existing flat roofing system to pitched systems, Main entrance doors to the blocks including door entry systems. Managing Mechanical and Electrical upgrades and installations Part P Building Regulations for eleven hundred tenanted properties.
- Void property management
- Energy Performance Certificates EPC

- Enabling full integration of the design, construction and use from completed works.
- Schedule of Rates term contract, standard form of contract for termed cyclical works to communal areas not exceeding £250,000
- Feasibility studies for the Decent Homes Program, relating to the type of intended works required to the properties, including heating and electrical upgrades and installations (M&E) the value, cost and budgets being allocated along with period of works.
- Preparation of Tender documentation from prospective contractors able to supply works that provide prices, design and drawings along with specifications relating to the works, which meet the requirements of the organisation.

- Health and Safety legislations regarding heating and electrical upgrades, Asbestos Containing material management, fire risk assessments and HHSRS and accessibility.
 - Project management of upgrading existing internal electrical systems across the estate 475k, tendered by registered electrical contractors for a termed contract period.
 - Confirmation of start and completion dates
 - Meeting with colleagues to ensure plans, drawings, designs and materials are determined prior to start date.
 - Ensuring that works vehicle access regarding permits for haulage and parking throughout the site period are provided.
-
- ITC and Asset Management software systems
 - Microsoft word 2003-2014
 - Microsoft Project 2004
 - Microsoft Excel
 - AutoCAD
 - Orchard
 - Keystone
 - Codeman
 - First Housing (GTPX)
 - Academy
 - Universal Housing
 - Contex