

## Director/Delay Expert Witness

### Career Profile

Stuart Neville is a Director of Pyments and is an accredited (MAE) delay and disruption expert, consultant and Chartered Quantity Surveyor (RICS) with over twenty years' experience of construction projects including, but not limited to, commercial office buildings, HM Prisons, hospitals, civil engineering, energy, residential, transport and infrastructure.

During his career he has gained appropriate experience from working in various sectors of the construction industry and continues to provide advice on 'live' planning matters as well as act as an Expert Witness and Expert Advisor in the specialist field of project planning and delay within the construction industry.

Experienced in the analysis of construction delays and methodologies (both retrospective and prospective), Stuart has been appointed as a CPR Part 35 expert witness in relation to programming/scheduling, delay and disruption matters, and has given expert witness evidence/testimony in the High Court (TCC), and adjudication hearings, providing expert opinion evidence in matters concerning delay and disruption.

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### Delay Expert/Advisor Instructions:

- **Waste to Energy Process Designer - Delay Expert Witness (TCC)**  
Client: Instructed (CPR Part 35) by solicitors acting on behalf of the designer.  
Dispute Value: circa £20m  
Court appointed expert witness in matters concerning delays incurred by a Mechanical and Electrical Process designer on a waste to energy plant. Role included the drafting of expert reports and giving expert witness evidence in the High Court (TCC).
- **Gas Storage Facility, Cheshire – Delay Expert Witness**  
Client: Instructed (CPR Part 35) by solicitors acting on behalf of the Employer.  
Dispute Value: circa £1m  
Appointed expert witness relating to delays and entitlement incurred under a NEC 3 Contract caused by a single Compensation Event. Required a retrospective review of the Compensation Event applying NEC principles with a view to collaborative resolution of the issues.
- **Petrochemical Installation, Leeds – Delay/Disruption Expert Witness**  
Client: Instructed (CPR Part 35) by solicitors acting on behalf of the Contractor.  
Dispute Value: £1m.  
Appointed expert witness on matters of disruption/lost efficiency incurred during construction of a Petrochemicals plant in Leeds. This matter was resolved amicably following a meeting of the delay experts and legal teams for both parties.
- **Prestigious and Historic Building, Manchester – Delay Expert Witness**  
Client: Instructed (CPR Part 35) by solicitors acting on behalf of the Employer.  
Dispute Value: Confidential.  
Appointed as expert witness in matters of delay incurred to an iconic and prestigious historic building in Manchester. This matter consisted of the analysis of a delays to a complex restoration project in the heart of Manchester.

- **Retail Park, Leeds – Delay Expert Witness**  
Client: Instructed (CPR Part 35) by solicitors acting on behalf of the Employer.  
Dispute Value: circa £1.5m  
Appointed expert witness assessing delay incurred under a NEC 3 Contract caused by a number of Compensation Events relating to civils/groundworks to a retail park in Leeds. Required a retrospective review of the Compensation Events with a view to collaborative resolution of the issues. This matter was resolved mutually and amicably following meeting of the delay experts for both parties.
- **Visitor centre, Leeds – Delay Expert Witness**  
Client: Instructed (CPR 35) by solicitors acting on behalf of the Subcontractor.  
Dispute Value: £150k.  
Appointed as expert witness in adjudication, providing expert opinion on delays incurred by a flooring Subcontractor to a visitor centre.
- **Construction of a School, London – Delay Expert Witness**  
Client: Instructed (CPR Part 35) by solicitors on behalf of a London Borough council.  
Project Value: £4m.  
Appointed expert in delay providing opinion evidence for a matter between a London Borough council and its Main Contractor in a dispute relating to time. This matter was resolved amicably following a meeting of the delay experts and legal teams for both parties.
- **Public Sector Historic Building, West Midlands – Delay Expert**  
Client: Instructed by Main Contractor.  
Project value: £20m  
Dispute Value: circa £7m  
Appointed expert advisor in matters concerning delay for an adjudication relating to delays and entitlement incurred under a NEC 3 Contract caused by time impacted compensation events. This matter was resolved in favour of the Main Contractor by way of adjudication.
- **Premiership Football Training Ground, Manchester – Delay Expert**  
Client: Instructed by Main Contractor  
Project Value: £88m.  
Delay expert providing opinion evidence for a Main Contractor and Subcontractor time/delay dispute relating to the construction of a Premiership Football training ground.
- **Major Hospital Retrofit of Windows, Nottingham – Delay/Disruption Expert**  
Client: Instructed by Main Contractor.  
Project Value: £31.7m.  
Appointed relating on matters of disruption/lost efficiency incurred during the replacement of windows to a hospital in Nottingham which experienced both delay and disruption. Expert advice extended to the undertaking of a measured mile analysis to establish the extent of disruption and the likely causes of lost efficiency.

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- **Office Building, London – Delay Expert**  
Client: Instructed by Main Contractor.  
Dispute Value: circa £10m  
Appointed expert for Main Contractor, preparing delay reports for use in adjudication relating to critical delays to the Main Contract Works caused by its M&E Subcontractor.
- **Residential Build, Dagenham – Delay Expert**  
Client: Instructed by Main Contractor.  
Dispute Value: circa £3.5m  
Appointed expert on matters of delay and entitlement for the purpose of adjudication following the termination of a Subcontractor.
- **17 Storey Office Building, Birmingham – Delay Expert**  
Client: Instructed by Main Contractor  
Project Value: £98m.  
Providing expert opinion evidence for a Main Contractor in relation to Subcontractor delays (concrete frame and demolition Subcontractor) and entitlement specific to a 17 floor (excluding 5 basement levels) slip-formed concrete frame on a project in Birmingham. In addition, providing extended expert opinion in relation to delays caused to the Main Works due to Subcontractor accepted defaults.
- **Multi use building, London – Delay Expert.**  
Client: Instructed by Main Contractor.  
Project Value: £12m  
Providing programming/delay analysis advice and assistance to a Main Contractor concerning the refurbishment of an existing building in London for multi-purpose use. Providing an independent assessment of the delay incurred. Matter resolved amicably following input.
- **Automotive Design University Building, Warwick – Delay Expert Advisor – Delay Expert**  
Client: Instructed by Employer (University).  
Project Value: £81m.  
Providing expert opinion on matters of delay which incurred to an automotive design building. Instructed by the University to review delays incurred and undertake a retrospective delay analysis of the delays for the purpose of assessing true entitlement to an extension of time due to the Main Contractor. Matter resolved mutually/collaboratively following expert report and input.
- **Multi use building, London – Delay Expert**  
Client: Instructed by Employer (Developer).  
Project Value: £6.7m  
Appointed delay expert for the purpose of adjudication, relative to a 52-week delay incurred to an multi use development in London.
- **Museum, London – Delay Expert**  
Client: Instructed by Main Contractor  
Project Value: £17m.  
Providing programming/delay analysis advice and assistance to a Main Contractor concerning the refurbishment of a museum in London. Undertaking a retrospective time slice analysis of delays incurred and advising Main Contractor.

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- **Office Building, Slough – Delay Expert**

Client: Instructed by Main Contractor.

Project Value: £20m.

Appointed expert providing opinion on matters of delay for the purpose of adjudication regarding delays incurred to an office development in Slough, primarily concerning progress to the cladding and curtain walling of the Works. Also giving expert witness evidence in Adjudication hearing during the proceedings.

- **Hotel, London – Delay Expert**

Client: Instructed by Main Contractor

Appointed expert providing opinion evidence on delays incurred during the refurbishment of a prestigious hotel in London. Also providing expert evidence in Adjudication hearing in relation to opinion.

- **Government Building, London – Delay Expert Advisor**

Client: Instructed by Main Contractor

Providing NEC programming compliance review and advice to Main Contractor on a government building in London. In addition, providing on going audit of the programme and advice in relation to Compensation Events and quotations.

- **Luxury Hotel and Spa, Leamington – Delay Expert Advisor**

Client: Instructed by Main Contractor

Project Value: £4.9m.

Providing Programming advice and assistance in relation to an NEC3 form of contract, specifically the programming requirements for a Luxury hotel in Leamington. Inclusive of the calculation of time related Compensation Events for the purpose of inclusion within quotations.

- **Hospital Refurbishment, London – Delay Expert Advisor**

Client: Instructed by Main Contractor

Project Value: £4m.

Providing advice and undertaking extension of time delay analysis on behalf of Main Contractor in relation to an A&E department for a Hospital in London.

- **Office Building, Blackfriars London – Delay Expert**

Client: Instructed by Main Contractor

Project Value: £6m.

Provision of programming services to Main Contractor and providing fully working NEC compliant programme for office project, also providing periodic audits of programme to validate compliance and provision of advice relative to Compensation Events incurred on the project.

- **Visiting Lecturer, Wolverhampton – Trainer in Programming principles**

Visiting Lecturer at the University of Wolverhampton, primarily lecturing in the use of programming and planning techniques and training students in the use of Powerproject software.

- **Neonatal Hospital, Oxford – Delay Expert Advisor**

Client: Instructed by Main Contractor

Project Value: £2.7m.

Programming and cost consultant for a Main Contractor on a £2.7m Neonatal extension to a hospital in Oxford. Providing professional advice and undertaking quotation programmes relative to changes made to the works information (NEC Contract).

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- **Multiuse Development, Nottingham – Delay Expert**  
Client: Instructed by Main Contractor  
Project Value: £11m.  
Appointed expert providing advice and preparation of Time Slice analysis on a multi-use development in Nottingham.
- **Apartment Complex, Barbados – Delay Expert Advisor**  
Client: Instructed by Employer (Developer)  
Project Value: \$12m.  
Preparation of Extension of Time application for Main Contractor on BDS\$12 million Apartment complex in Barbados.
- **Four Number Railway Station Refurbishments, various locations – Delay Expert**  
Client: Instructed by Main Contractor  
Project Value: circa £1m each station.  
Formulation and resolution of a number of disputed Compensation Events for four number Contracts for a Rail Contractor under NEC3 form of Contract, resulting in agreement of both time and money relative to the revised quotations.
- **Space Academy, Oxford – Delay Expert Advisor**  
Client: Instructed by Main Contractor  
Contract Values: £22M  
Appointed Expert advisor to Main Contractor providing advice in relation to NEC3 form of contract, specifically the exacting programme requirements and Contractor obligations.

### Academic and Professional Skills/Experiences

**Experience of giving Expert Witness Evidence on matter of delay in the High Court (TCC).**

**Experience of giving Expert Witness Evidence on matters of delay in Adjudication/Tribunal hearings.**

**Member of the Academy of Experts (MAE).**

**Member of the Royal Institution of Chartered Surveyors (MRICS).**

#### **BSc (Hons) QUANTITY SURVEYING & COMMERCIAL MANAGEMENT - 2007**

University of Wolverhampton, Wolverhampton

Grade – 2:1

#### **BA (Hons) in THREE – DIMENSIONAL INDUSTRIAL DESIGN - 2000**

University of Central England, Birmingham

Grade - 2:1

Fully Trained in Elecosoft Powerproject, Microsoft Project and Primavera

**Visiting Lecturer, Wolverhampton** – Assisting in training students in Programming software principles

**Training/Trainer** – Providing Training and Workshops as part of the Pyments Training Programme.