

The logo for ramskill martin is a dark purple rectangular banner with a white, glowing, wavy pattern in the background. The text "ramskill martin" is written in a white, lowercase, sans-serif font, centered within a white rectangular box that is slightly offset from the center of the banner.

ramskill martin

Company Curriculum Vitae for Financing Organisations

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- **Quantity Surveying**
- **Risk Reviews**
- **Financial Monitoring**
- **Project Completion Monitoring**
- **Cost and Value Reports**

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SECTION 1.0 - INTRODUCTION

1. This document contains an introduction to ramskill martin (RM) and provides examples of some of the previous projects carried out by our organisation. The example projects do not include confidential information.
2. This document also includes brief curricula vitae for a selection of the key employees of RM. Because of the very nature of the business the key employees tend to be the more senior team members.
3. It is designed to show the depth and variety of RM's capabilities and further information can be supplied upon request.
4. **RM's services in the construction industry include:**
 - ***Quantity Surveying***
 - Financial monitoring
 - Financial budgeting
 - Valuation of work in progress
 - Cost to complete reports
 - Cost and value reports (profit and loss)
 - ***Project Completion Monitoring***
 - Preparation of progress reports
 - Preparation of as built programmes
 - Delay analysis and reporting
 - Time slice analysis
 - Project monitoring and reporting
 - ***Risk Reviews***
 - Cost and value
 - Cost to complete
 - Time analysis
 - Contractual
 - Project profitability

SECTION 2.0 - BACKGROUND

5. RM is an independent and well established organisation with its business being founded on its core quantity surveying skills and expertise.
6. The key personnel have jointly over 100 years experience in the construction industry.
7. RM is used to working with large and small organisations and in the last eight years has provided services to most parties in the supply chain from funder to subcontractor.
8. Although quantity surveying is RM's core skill it also has adapted and enhanced those skills in other areas including programming, insolvency, dispute avoidance, dispute resolution and risk analysis (see section 1.0 for a fuller list of services).
9. RM often carries out risk reviews. In principle, this concept has previously been used by the legal risks insurance market, however, very few practitioners have taken on board the idea of testing a position before proceeding.
10. RM is passionate about its clients not embarking on a particular form of action or process unless that route makes business sense.
11. RM has constructed its own databases of main contractors, specialist subcontractors, insolvency practitioners, architects, solicitors, engineers, public bodies, surveyors and some Employer clients such as Corus. The database presently contain approximately 6,500 contact names and details of good up-to-date data.

SECTION 3.0 - HOW RM BELIEVES IT COULD ASSIST BANKS AND OTHER FUNDING ORGANISATIONS

12. In the construction industry, RM regularly experience negative margins which very quickly affect the liquidity of a contracting organisation.
13. RM is sure that banks often experience difficulties with contracting organisations in the same way that RM is exposed to when it is attempting to assess the risks inherent within a company, or even on a specific project.

Some of the challenges that RM has experienced include:

14. **Spotting problems** on work in progress (live projects) and the accuracy of final accounts including entitlements and liabilities.
15. **Valuing security (recoverables)** can only be relied upon when a proper evaluation is carried out.
16. **Relying on financial information** is often not an option when management reports have been prepared inaccurately or when figures and projections have been manipulated.
17. **When should the bank intervene** is very difficult to decide but once various risk reviews have been carried out RM will be able to advise the bank accordingly.
18. **What can be done, areas of interaction** can be decided once a risk review is completed. The review will highlight if, and where, the company is losing money; and also whether or not losses can be curbed or if the problems are likely to worsen.
19. **Increased bank activities** are often an indication of a construction company being stretched and where loss making projects are feeding from the bank's money.
20. **Reduced fluctuations in overdraft balances** where the overdraft facilities are utilised to assist the cashflow, under normal circumstances fluctuations will occur as the cash positions are improved. The problems can be identified when the movement is one way only.
21. **Contract settlements sticking** - If contractor's final accounts are not being settled timeously, it often provides an indicator of disputes arising and/or unrealistic claims and applications being made.
22. **Creditor pressure** - This is often manifested in terms of disputes, such as adjudications and CCJs.
23. **Directors lose their positive flair and presence** once the pressure gets hold. This behaviour and performance of the directors can be easily recognised.

Valuing security can be carried out in various ways:

24. Accurately reviewing the progress of a project on a site.
25. Interrogating the accuracy and the technical input of applications for payment made.
26. Establishing whether the security has been certified by the Architect/Employer's representative or in the case of a specialist subcontractor by the main contractor.
27. Establishing whether there are any claims or disputes to be made or defended, and what they are likely to realise or what liability they will provide.
28. **Valuing security generally falls into two categories:**
 - work in progress; which can include:
 - work done but not applied for;
 - work done and applied for;
 - work done and certified by the Architect/Employer's representative or by the main contractor in the case of a specialist subcontractor.
 - Completed work, which can include:
 - valuation applied for but not agreed;
 - valuation agreed but not certified;
 - valuation agreed and certified.
29. Each of these categories carry varying degrees of risk and RM can apply professional principles to each case and advise the bank.

How might RM value a lender's security in respect of debtors and work in progress?

30. The problems occur when it comes to the reliability of the financial information available.
31. What often occurs is that the bank is presented with the usual budget/management accounts file.
32. Where the debtor's periods are too long the company in question may actually be found to be in receivership due to the present climate.

33. RM could provide an audit and commentary on the management quality, systems and procedures. Recommendations can be provided in respect of:

- valuation of work in progress;
- valuation of the debtor ledger;
- valuation of cashflow forecasts;
- improved reporting of information;
- restructuring advice and recommendations;
- buying in management and specialists.

RM can advise the bank in respect of the crucial timing of the action to be taken.

34. If the discussions are left too late this could lead to disaster once the problems take hold. The following problems can occur.

35. The directors often start to panic and stop thinking clearly.

36. The directors start to make rash decisions and concern themselves with their customers before their company, or the bank, or other creditors.

37. The directors often do not think about the bank's position at all, and forget to think strategically, such as ransom positions, with suppliers and subcontractors, which might ultimately assist an insolvency practitioner.

Where an insolvency practitioner is likely to be appointed, RM can advise the bank on pre-appointment activities.

38. The outstanding invoicing for work in progress.

39. The management of site suppliers for materials or equipment.

40. The acceleration of cash collections.

41. The downloading of key financial information.

42. Assistance with any pre-appointment trading plans.

43. Dealing with any determination notices.

RM is able to advise the bank on matters after the insolvency practitioner has been appointed in respect of:

44. The pre-realisation state of the company.

45. Negotiate and agree outstanding accounts with subcontractors and suppliers.

46. Negotiate and valuation of any novations required.
47. The preparation of any mitigation claims.
48. The preparation of any claims suitable for adjudication or mediation.

SECTION 4.0 - EXAMPLE PROJECTS



EXAMPLE 1

a. **Project : Dudley Hospital**

RM's client was a specialist subcontractor with a subcontract sum of £4.6m. The subcontract was a standard form of DOM/1, 1980 Edition including Amendments 1 to 10 and additional clauses as set out in numbered document 37.

b. **Description of Issues**

RM prepared a Risk Review for a mechanical and electrical specialist subcontractor on its final account valuation and a loss and/or expense (damages claim). RM reviewed sixtythree lever arch files in preparing the Risk Review.

c. **Entitlements or Liabilities**

The specialist subcontractor was claiming £1.1m. RM's valuation, based on the information produced by the subcontractor, amounted to £200k - £300k only. The specialist had failed to demonstrate entitlement to additional money and time.

d. **Assistance to bank**

Had the bank been considering providing a financial facility or increasing an existing facility, RM's Risk Review would have identified that the security of this particular project was only 22% of the value of the facility being requested by the specialist.

e. **Monies Involved**

Specialist subcontractor's valuation £5.7m, RM's valuation £4.85m.

EXAMPLE 2

a. **Project - Leicester Grammar School**

New build and some refurbishment. The subcontract was the standard form of building subcontract, DOM/2 with amendments, and the subcontract sum was £4.7m.

b. **Description of the Issues**

RM was required to prepare a financial report for a specialist mechanical and electrical subcontractor. The intention being that the report was independent and was to be issued to the bank which was providing existing financial facilities.

c. **Entitlements or Liabilities**

The entitlements and liabilities considered in the report presented were:

- The valuation of work-in-progress, including anticipated final account payments.
- Progress and delaying matters, including claims and contra charges.
- Financial implications of the delays on the project.

d. **Assistance to Bank**

RM is able to provide the bank with similar reports when considering its review of financial facilities for contractors and subcontractors.

e. **Monies Involved**

The sum involved was £4.86m.

EXAMPLE 3

a. **Project - Mixed Use Retail/Residential**

Advice given on main contractor's position contract sum - £20m - on a design and build basis. Bank funding with mezzanine finance also in place. Final phase completed following the turn in the market.

b. **Description of Issues**

Failure to pay approximately £1m by developer. Alleged defects in the Works. Delays in completion. Failure by Employer's Contract Administrator to properly certify payment and administer the project. Developer became insolvent and company placed into creditors' voluntary liquidation.

c. **Entitlements or Liabilities**

The contract was determined following non-payment. RM's client was the main creditor. Dispute over the value of variations, claims for delay and unpaid certificates.

d. **Assistance to Bank**

Advice given on proof of debt, ascertained and disputed. Working with solicitors on alleged misfeasance of directors. Claims against directors of development company currently progressing.

EXAMPLE 4

a. **Project - Refurbishment of Existing Mill Building**

Advice given on subcontractor's position. Contract sum £6m. Design and build contract. Bank funding. Subcontract with specialist mechanical and electrical subcontractor.

b. **Description of Issues**

Overvaluation of Works. Dispute of scope of Works and design responsibility. Alleged non-payment and lack of records to support claims.

c. **Entitlements or Liabilities**

Subcontractor had entitlement to varied Works but liability for delay in completion. Subcontractor unrealistic in his assessment of the cause of delay to the project and valuation of the changed Works.

d. **Assistance to Bank**

The directors were evasive and protective of their position. Ultimately Receivers were appointed this being the only realistic way forward. Assets/current projects sold on by the Receiver. Value approximately £250k.

EXAMPLE 5

a. **Type of Project - Mixed Use Development**

Advice given on main contractor's position. Refurbishment and extension of existing office premises in city centre. Contract sum £4.5m. Traditional contract with the Employer's (a developer) own team carrying out design.

b. **Description of Issues**

Substantial delays of approximately one year. Disputes about time and application of liquidated damages. Dispute with several subcontractors over delays and lack of design information. Six separate adjudications covering time and money.

c. **Entitlements or Liabilities**

Extension of time for main contract established and claims made. Liability for defective work. Claims for approximately £1m. Developer could not meet liabilities and Receiver appointed.

d. **Assistance to Bank**

Reporting on likely outcome and liabilities to subcontractors. Defending claims where appropriate depending on risk/benefit analysis.

EXAMPLE 6

a. **Project - HMP Swaleside, Isle of Sheppey, Kent.**

New build and some refurbishment. The subcontract was a standard form of building contract SPC 2000 (partnering) and amendments, and the subcontract sum was £7.3m.

b. **Description of Issues**

RM was required to prepare a financial report by a specialist mechanical and electrical subcontractor. The intention being that the report was independent and to be issued to the bank who was providing the financial facilities.

c. **Entitlements or liabilities**

The entitlements and liabilities considered in the report presented were:

- The valuation of withholding by the main contractor;
- the liability for a thirty week delay to the subcontract Works; and
- the valuation of costs associated with the delays.

d. **Assistance to Bank**

RM is able to provide the bank with similar reports when considering its review of financial facilities for contractors and subcontractors

e. **Monies Involved**

- The sum involved was £8m.
- The dispute involved was £2.5m.
- The risk to the specialist subcontractor was £1.5m.

EXAMPLE 7

a. **Project - Overall of Cost and Value System**

The use and application of a cost and value system by a national refurbishment and fit out contractor.

b. **Description of Issues - Overhaul of Cost and Value Systems**

The contractor had a very usable and reliable cost and value system. The senior management, however, often abused the system by allocating costs from poorly performing projects onto previously completed live projects which were or had been profitable.

c. **Entitlements or Liabilities**

The contractor would regularly turnover up to £30m per annum. However, a large number of problem projects would not be highlighted in the management accounts. Other than the drafters of the financial reports, no other person was aware of the worsening problem project.

d. **Assistance to Bank**

RM would have been able to highlight to the bank that the management accounts were incorrect, misleading and unreliable. From that starting point RM could then establish the severity of the problem on each project.

e. **Monies Involved**

Various projects up to a total of £8m.

EXAMPLE 8

a. **Project - Overhaul of Cost and Value System**

Cost and value system for a national house builder with a turnover of £26m.

b. **Description of Issues**

The house builder had devised a cost and value system for traditional selective tender type of projects. The cost and value system, however, was not suitable for design and build projects.

Following a full review of the cost and value system it could be demonstrated that full costs of materials and subcontractors were not identifiable until all invoices and valuations from subcontractors had been liabilitised.

c. **Entitlements or Liabilities**

The house builder had to review its cost and value system to prevent huge swings in its profit and loss projections.

d. **Assistance to Bank**

RM could carry out a similar exercise to ensure projections provided by contractors and subcontractors were adequate and reliable for the bank to consider providing financial facilities.

e. **Monies Involved**

Various projects up to a total of £10m.

EXAMPLE 9

a. **Project - Voluntary Liquidation**

A South Yorkshire building contractor was entering voluntary liquidation. The Insolvency Practitioner, who had been approached, appointed RM to prepare a report on work in progress and outstanding accounts.

b. **Description of Issues**

RM established that 32 accounts remained on the books; however, only seven were capable of generating additional monies.

c. **Entitlements or Liabilities**

Many of the 32 accounts (projects) identified were subject to delays, defects and counterclaims which gave rise to a financial difference reflected in the management accounts.

d. **Assistance to Bank**

The book debt reflected a figure of £280k where a realistic assessment made by RM was £64k. RM is able to provide the bank with similar reports at an early stage prior to liquidation and, therefore, reduce the risk to the bank.

e. **Monies Involved**

Contractor's reported book debt in managements accounts £280k, RM's more realistic assessment of available cash £64k.

Appendix 1.0

Key Employee Experience



CLIVE RAMSKILL



CLIVE RAMSKILL – RAMSKILL MARTIN LIMITED

PERSONAL DETAILS

NAME: Clive Ramskill BSc BA (Hons) MSc MRICS
CURRENT POSITION: Managing Director, ramskill martin
DATE OF BIRTH: 10 September 1962
SPECIALIST FIELD: Chartered Quantity Surveyor

SUMMARY

32 years experience in the Construction industry with 24 years experience in Quantity Surveying which has included, professional practice, contracting, estimating, sub-contracting and dispute avoidance and resolution. Acting as expert witness on valuation and quantum issues on a wide range of contracts including mechanical and electrical installations, pre-cast concrete, steel work, refurbishment work and residential properties.

General experience has included new build and extension works, leisure centres, art galleries, motor car plants, crown courts, hospitals, hotels, food processing plants, cinemas, petrol stations, football stadiums, housing including flats and apartments, retail refurbishments and alterations, commercial properties, utilities, works related to railways and water treatment work.

EDUCATION AND QUALIFICATIONS

1995 to 1997 (Graduation)	Leeds Metropolitan University MSc in Construction Law and Arbitration
1997 (February)	Academy of Construction Adjudicators Registered Adjudicator
1991 to 1994 (Graduation)	Sheffield Hallam University BA (Hons) Business Studies
1990	Royal Institution of Chartered Surveyors ARICS
1984 to 1987 (Graduation)	Thames Polytechnic BSc Quantity Surveying
1982 to 1984	North Lindsey College of Technology Diploma in Building and Civil Engineering
1979 to 1982	Grimsby College of Technology Advanced Craft in Carpentry and Joinery and Craft Certificate in Machine Woodworking

SPECIFIC EXPERIENCE

Project

Multimillion pound new build - Hilton Hotel Luton. (£1.1million dispute)

Multimillion pound new build for Sheffield University. (£170,000.00 dispute)

New build Care Centre. Contract sum £5million, disputed £250,000.00.

Three school projects in Birmingham - £4m.

New Build Nightclub in York - £3.5m.

Cable pulling Sub-contract in respect to a building at Canary Wharf in London - Dispute

Representing a Specialist Mechanical & Electrical Sub-Contractor on Derby Hospital.

Cladding and curtain walling dispute of £650,000.

Estimating and Quantity Surveying Training for a pre-fabrication, modular building manufacturer.

Involvement

Preparation of a Risk Review on behalf of a specialist mechanical and electrical subcontractor in respect to financial contractual and completion (programming) matters.

As a result of the Risk Review the specialist subcontractor entered into a negotiated settlement process.

Preparation of a Risk Review on behalf of a specialist ground working subcontractor in respect to financial, contractual and completion (programming) matters.

As a result of the Risk Review the specialist subcontractor entered into a successful negotiated settlement.

Preparation of a Risk Review on behalf of the main contractor in respect to financial, contractual and completion (programming) matters.

As a result of the Risk Review the Main contractor and the Employer have commenced negotiations.

Preparation of Contract review and assistance with final account.

Acting as Expert Advisor in respect to Quantity Surveying and Valuation matters associated with a Professional Indemnity Insurance Claim against the Architect.

Acting as single Expert Witness as appointed by the Court.

Preparation of the Valuation of the Final Account including loss and or expense and the final negotiations, assisting the Client to avoid a dispute.

Acting as Expert Advisor in respect to Quantity Surveying matters

Designed, prepared and presented a fully integrated and moduled training package including workshop assessments, formal assignments and formal examinations

Project

Precast re-constituted stone for large football stadium

Structural steelwork for football stadium

Crown Court new build - £4m

New Airbus plant building at Bristol

Refurbishing and significant re-construction of Boots the Chemist Store at Cheltenham - £4m - management contract

Refurbishment and significant reconstruction following fire damage of Littlewoods Store at Chesterfield - £3.65m - traditional contract

New build extension building to Hospital Unit (mental health) at Basildon

New build prison extension buildings at Channings Wood

Involvement

Acting as Expert Witness in respect to the Quantum and Valuation matters, in particularly in respect to the changes in the formwork designs.

Commercial management and quantity surveying services. Providing quantity surveying services on behalf of the client.

Providing commercial management and quantity surveying services for a specialist mechanical and electrical services sub-contractor including contractual notices.

Providing commercial management and quantity surveying services on behalf of the management contractor.

Providing commercial management and quantity surveying services on behalf of the main contractor including contractual notices.

Providing commercial management and quantity surveying services on behalf of the main contractor including contractual notices.

Providing commercial management and quantity surveying services on behalf of the specialist modular (pod) builder sub-contractor including contractual notices.

CHRONOLOGY OF WORK EXPERIENCE

April 2002 to present

RAMSKILL MARTIN LIMITED

Director of ramskill martin. Resolution of quantum issues predominantly associated with steelwork, mechanical and electrical installations, precast concrete works and ground works. Providing services in dispute resolution. Acting for parties in adjudication. Acting as expert witness.

May 1999 to March 2002

THE VINDEN PARTNERSHIP

Working as Technical Director and Head of Contentious Services for the Nottingham branch. Specialising in dispute resolution, particularly in adjudication and expert witness services to all sectors of the construction industry.

September 1998 to May 1999

FRANK HASLAM MILAN

Commercial Director. Developing and redesigning the sub-contract forms of contract. Developing and implementing new systems.

March 1998 to September 1998

THE VINDEN PARTNERSHIP

Working as a Senior Consultant for a wide variety of clients, preparing and negotiating contractual claims, drafting contracts, and working on arbitrations. Providing expert witness services to all sectors of the industry, including contactors and sub-contractors.

September 1995 to March 1998

JAMES R KNOWLES

Working as a Senior Contractual Claims Consultant for a wide variety of clients, preparing and negotiating contractual claims, drafting contracts and working on arbitrations. Providing expert witness services to all sectors of the industry, including contractors and sub-contractors.

October 1992 to September 1995

HENRY BOOT MANAGEMENT – FAST TRACK

Working as Managing Quantity Surveyor, managing two teams of surveyors with a total of ten personnel.

October 1990 to October 1992

HENRY BOOT MANAGEMENT – FAST TRACK

Working as Senior Estimator; managing the “Fast-Track” Estimating Department.

February 1990 to October 1990

M. J. GLEESON (NORTHERN) LIMITED

Working as Contract Quantity Surveyor on a variety of contracts including some student games’ initiatives.

July 1987 to February 1990

BUCKNALL AUSTIN PLC

Working as a Project Quantity Surveyor.

September 1984 to July 1987

THAMES POLYTECHNIC

Full-time student studying for a BSc in Quantity Surveying

September 1982 to July 1984

NORTH LINDSEY COLLEGE OF TECHNOLOGY

September 1979 to September 1982

Full-time student studying for a Diploma in Building and Civil Engineering.

LEECH HOMES LIMITED

Working as a Carpenter and Joiner, including completing a full indentured apprenticeship.

GARY H MARTIN



GARY H MARTIN – RAMSKILL MARTIN

PERSONAL DETAILS

NAME: Gary Hobson Martin Dip Arb FRICS FCIArb
CURRENT POSITION: Finance Director, ramskill martin
DATE OF BIRTH: 3 August 1952
SPECIALIST FIELD: Chartered Quantity Surveyor, Adjudicator,
Arbitrator

SUMMARY

40 years experience as a Quantity Surveyor in the construction industry on building and civil engineering projects working in professional practice and with contractors. Experience in procurement, valuation of work and accounts and claims for loss/and or expense. Deciding on the value of variations, accounts and loss/and or expense or damages when acting as adjudicator or arbitrator. Experience as Expert Witness including appearing before the tribunal.

QUALIFICATIONS AND TRAINING

Royal Institution of Chartered Surveyors Panel of Arbitrators.

Royal Institution of Chartered Surveyors Panel of Construction Industry Adjudicators

Chartered Institute of Arbitrators Panel of Construction Industry Adjudicators

2000 to present	Visiting Lecturer, Nottingham Trent University
2006	Certificate - Collaborative Training Programme for Construction Industry Adjudicators
1993	Fellow of the Chartered Institute of Arbitrators
1992 to 1993	Diploma in Arbitration, College of Estate Management
1992	Associate of the Chartered Institute of Arbitrators
1990	Fellow of the Royal Institution of Chartered Surveyors
1977	Professional Associate of the Royal Institution of Chartered Surveyors
1971 to 1977	Diploma in Quantity Surveying, Nottingham Trent University

GENERAL EXPERIENCE

40 years experience as a Quantity Surveyor in the construction industry.

Working in professional practice and with contracting organisations. Clients have included national and local organisations, public bodies, developers, schools, colleges, universities, financial institutions, contractors and sub-contractors.

Value of projects range from minor works to projects of £50,000,000 in value on building and civil engineering works. Types of projects include commercial, retail and office developments, public sector works, educational buildings, roads and associated infrastructure, residential developments. New build and refurbishment projects.

Areas of expertise include traditional quantity surveying techniques, valuation of work, preparation of tender and contract documentation, preparation of estimates, cost control, negotiation, procurement options, contractual issues and valuation of final accounts including loss and/or expense.

Experience of traditional, design and build, construction management and bespoke forms of procurement.

Acted as Adjudicator on over 155 disputes, also acted as Arbitrator.

I have acted as Expert Witness on a number of occasions over several years but predominantly over the last fifteen years. I have given evidence in the Technology and Construction Court in London, in local courts in the Midlands and in Arbitrations and Adjudications.

I am a former Chairman of the Joint Consultative Committee for Construction – East Midlands. I am a former member of the RICS Dispute Resolution Faculty Board and since 2005 have been a local spokesperson for the RICS on construction matters.

I regularly lecture for the RICS and the CI Arb at CPD (Continuing Professional Development) events. Since 2000 I have been a visiting lecturer at Nottingham Trent University. I lecture on dispute resolution on MSC courses for construction procurement, project management and civil and geotechnical engineering.

SPECIFIC EXPERIENCE

<u>Project</u>	<u>Involvement</u>
Highway maintenance contract - £40m	Quantity surveying services
Retail development of former cattle market site, Leicester - £40m	Full Quantity Surveying Service from inspection to completion
Extension and alteration of Leicester College - £10m	Quantity Surveying Services
Mixed development, Derby - £10m	Quantity Surveying and Employers Agent Services
New apartment block, Nottingham - £20m	Expert Witness - valuation of elements of the final account
Dispute over value of road works - local authority client. Amount in dispute £3m	Expert Witness

<u>Project</u>	<u>Involvement</u>
University Research/Teaching Centre - £5m	Value of final account and/or loss and expense, expert witness
School extension - London - £2m	Quantity Surveying Services
Shire Hall - Nottingham - £3m	Project Management and Quantity Surveying Services
Office Development - Nottingham - £4M	Expert Witness - Professional Negligence
Value of remediation costs of contaminated land – Office development	Expert Witness
Social Housing Scheme, Nottingham - £2.5m – Contaminated site	Quantity Surveying and Employers Agent
Construction of new road and infrastructure works. Alteration and upgrading of existing roads, Leicester	Quantity Surveying Services
Housing development, Loughborough - old petrol filling station site	Quantity Surveying Services
Value of remediation costs of contaminated land for proposed housing development	Expert Witness
Social Housing Scheme, Strelley, Nottingham - £15m, including roads and infrastructure	Quantity Surveying and Employers Agent Services
Redevelopment of old gasworks site, Derby	Quantity Surveying Services
Commercial development of old tip site, Crewe	Quantity Surveying Services
Junction 23 M1	Re-measurement and valuation of excavation to embankments
Valuation of Final Account including delay and disruption, Sizewell B power station	Quantity Surveying/Contracts Consultant
Valuation of Final Account including loss and/or expense - cement works.	Joint appointed expert
Roads and sewers schemes for new housing and commercial developments	Quantity Surveying services for contractors on several projects.
Valuation of earthworks, Rotherham	Expert Witness
Valuation of works to services including works to roads and pavements, Leicester	Expert Witness
Valuation of final account , refurbishment	Joint appointed expert
Ground stabilisation, roads and infrastructure works, Long Eaton	Quantity Surveying Services

NICHOLAS M CHEETHAM



NICHOLAS MARTIN CHEETHAM – RAMSKILL MARTIN LIMITED

PERSONAL DETAILS

NAME: Nicholas Martin Cheetham BSc (Hons) MRICS
CURRENT POSITION: Commercial Director, ramskill martin
DATE OF BIRTH: 21 September 1970
SPECIALIST FIELD: Chartered Quantity Surveyor

SUMMARY

EDUCATION AND QUALIFICATIONS

1999 Royal Institution of Chartered Surveyors MRICS
1992 to 1996 Liverpool John Moores University
2:1 BSc (Hons) Quantity Surveying
1987 to 1989 Skelmersdale Sixth Form College
'A' Levels. Maths, Computer Studies, General Studies
1982 to 1987 Upholland High School
O' Levels. Maths, English Language, English Literature, Physics,
Computer Studies, Geography, History

SPECIFIC EXPERIENCE

Project

Adjudication

Arbitration - Ground Works

Dispute/Claim, Sub-Contracting Organisation

Specialist Sub-Contractors

Multi Plex Cinema, Lancaster 2000-2001

Claim Preparation

Involvement

Involved in the preparation, presentation, submission and representation of various claims with various values varying between £10,000.00 and £2,500,000.00.

Preparation and analysis of a final account for use in Arbitration proceedings.

Involved in the preparation of a claim against a national contracting organisation on a dispute regarding an extension of time and delay and disruption. Involved in the assessment and examination of the contractual issues and various site issues that arose during the project

Employed as a site based quantity surveyor for contractor on a services installation valued at £3,000,000 this involved providing project cost information, valued variations, preparing monthly interim valuations, advising site management team on contractual issues and projected project costs to aid financial management.

Value £7 million.

I financially managed this project whilst managing all sub-contract packages including formation of sub-contract, sub-contracting vetting, financial control and final account agreement. Reported to client and prepared cost and value reports for Sol board and directors.

Prepared claim document for a specialist sub-contractor. This required the analysis of all records available, detailed discussions with the parties involved, analysis of events and a detailed analysis of the contract documents.

Claim document included contractual substantiation of claim, detailed narrative on events, numerous schedules and diagrams highlighting progress and the problems encountered and the preparation of a financial evaluation of the claim totalling £750,000.

Project

Litigation

Involvement

Issuing advice to a client in dispute with their sub contractor. Analysing and valuing the sub contractors' final account and attempting to negotiate a settlement. Following the issue of court proceedings by the sub contractor, it was necessary to prepare a Scott schedule analysing the variation account for submission in court whilst working closely with the solicitors to advise the Contractor on the financial aspects of the dispute and the preparation of a counterclaim.

CHRONOLOGY OF WORK EXPERIENCE

April 2002 to Present

RAMSKILL MARTIN LIMITED

Analysis and preparation of reports on quantum and delay and disruption for use in adjudication claims up to £2,500,000.00.

Preparation of delay/disruption analysis.

Commercial management of projects up to £25 million in value.

Contractual advice to numerous clients.

Lead Consultant on defence of claim against client (dispute value £2,000,000).

March 2001 to April 2002 and
September 1996 to February 2000

THE VINDEN PARTNERSHIP

Experience in all stages of the contract process. This includes the preparation and estimation of budget costs, the measurement and preparation of bills of quantities and the pre-contract assessment of tenders through to the preparation of valuations and the preparation and agreement of interim and final accounts.

Preparation, presentation and substantiation of claims for extensions of time and loss and expense and the preparation of documentation for litigation, arbitration and adjudication.

Experience in the administrative receivership of a general building company. Responsible for debt recovery on behalf of the insolvency practitioner. Agreed final accounts on the practitioner's behalf.

March 2000 to February 2001

Preparation of employer's requirement documents and the administration of design and build contracts for and on behalf of clients.

SOL CONSTRUCTION LIMITED

Involved in all aspects of the construction process, from initial inception through to completion. Responsible for the full commercial management of a number of projects. Responsibilities included cost and value reporting, sub-contract financial management and on site control.

1994 to 1995

FLETCHER MCNEILL

Fletcher McNeill is a private quantity surveying practice specialising in the retail brewing sector. I acquired basic surveying skills dealing with valuations, measurement, preparation of final accounts, etc. and involvement in the project management side of the practice on a wide variety of projects.

NIC KIDD



NIC KIDD – RAMSKILL MARTIN

PERSONAL DETAILS

NAME: Nic Kidd BEng (Hons), CEng, MIMechE
CURRENT POSITION: Director of Planning & Engineering, ramskill martin
DATE OF BIRTH: 3 April 1969
SPECIALIST FIELD: Project Management/Programming/Delay Analysis

SUMMARY

My career path evolved in engineering in the power industries as Project Engineer up to Project Manager level until I moved to Scotland to set up a hydro department. After successfully heading the management of the department and projects, annual turnover value £25m, and establishing the department as the most prominent Contractor for UK hydro refurbishment, myself and my wife took a career break then returned to Sheffield where I took on contract work until joining ramskill martin in February 2007. In the past two years I have specialized in forensic delay analysis and project management consultancy in the construction sector.

My planning skills have been developed over 17 years from degree course level through the practicalities of producing and managing real life programmes principally for use on FIDIC, ICE NEC2 and NEC3 based contracts.

PROFESSIONAL QUALIFICATIONS AND TRAINING

Institute of Mechanical Engineers (CEng)

EDUCATION AND QUALIFICATIONS

1989 to 1991 BEng (Hons) Degree in Mechanical Engineering from Sheffield University

Harrogate Granby High School
9 A Levels

Harrogate Granby High School
16 O Levels

CHRONOLOGY OF WORK EXPERIENCE

June 2010 to Present

RAMSKILL MARTIN LIMITED

Director of Planning and Engineering. Working as forensic delay analyst and project management consultant to local, national and international contractors and subcontractors in the construction and engineering industries, particularly focusing on NEC forms of contract.

March 2007 to June 2010

RAMSKILL MARTIN LIMITED

Senior Programmer. Contracting then full time with ramskill martin working as forensic delay analyst and project management consultant to local, national and international contractors and subcontractors in the construction and engineering industries, particularly focusing on NEC forms of contract.

2003 to March 2007

Contract work as Engineering PM plus travelling Europe in the intervening period.

2001 to 2003

Hydro Power Department Manager and Projects Manager, Scotland reporting to Regional Director for the refurbishment of UK hydro power plants. Key Skills:

- Project Management of multiple NEC based EPC Contracts budget £20m p.a. Manager of 15 personnel comprising planning, design project and site teams for mechanical and civil works in association with Austrian electric consortium partner.
- Delivering contracts to meet quality, environmental, programme and budget targets.
- Planning, cost control, project monitoring and management reporting.
- Identification and application of resources to form a motivated project team.
- Design to best practice and obtain client acceptance.
- Negotiation and placement of subcontract orders up to £2m for manufacture or supply of auxiliary equipment. Suppliers in UK, France, Italy and Austria.

	<ul style="list-style-type: none"> - Management of internal manufacture and refurbishment work packages. - Production of Health & Safety Plans, Inspection Documents, Quality Records. - Site setup and site management. - Civil works. - Installation and construction. - Testing and commissioning. - Handover. - Post handover remedial works. - Feedback to enquiries for future projects, pre-qualification and estimating to provide continuous improvement.
1995 to 2001	Project Engineer and then Project Manager for renowned UK and international hydro contractor, specialising in hydro power refurbishment, budgets from £0.75m to £5m.
1999 to 2001	Project Manager for refurbishment of Rannoch Power Station, £10m NEC contract Option A: <ul style="list-style-type: none"> - Responsible for EPC of all mechanical and civil works both new supply and refurbishment including progress reporting, compensation event and delay analysis.
1999 to 2000	Project Manger for Scottish Hydro pipe work replacement contracts NEC Option C. <ul style="list-style-type: none"> - Managed several small subcontractors around multiple sites in Scotland to strip out and replace pipe work and pumping equipment during outages. - Responsible for design approvals, contract let, site management, approval of final records and signing off works.
1998	Project Engineer responsible for management of post-completion technical issues on a site in Lesotho (South Africa) involving site evaluation of faults, liaison with contractor to agree proposed remedial measures and implementation of site works defects liability evaluation and resolution £250m.

1994 to 1995

- Production and reporting of progress reports and contract programmes.
- Control of supply of subcontractor manufactured equipment including overseas shipping.
- Supply necessary construction materials to site.
- Manage technical support from UK designers to Indian construction team for site queries and problems.
- Manage contractors supply, payments, completion of work, resolving technical issues, preparation of quality records and O&M manuals.

1991 to 1994

6 months around the world rock climbing trip.

Mechanical Design Engineer within the nuclear industry working for one of the major UK nuclear contractors:

- Mechanical design engineer for fuel route design and modification and in reactor manipulators.
- Design improvement and testing of bespoke manufactured pneumatically powered manipulator arms operated by remote camera and controls from the reactor top to facilitate removal and replacement of degrading reactor components.
- Fuel route design included an emergency machine for removing jammed collets from the bottom of spent fuel rods in a hot cell.
- Site installation and testing of plant.
- Seconded to Nuclear Electric to produce maintenance schedules and procedures for Sizewell B.
- Seconded to Heysham Power Station to review maintenance schedules in light of work performed at Sizewell B.

1988 to 1991

Trainee Mechanical Engineer British Gas (Sponsored degree course). Worked a year prior to university and then in summer vacations on various sites to gain experience including:

- Easington Gas Terminal: Assistant to Mechanical Engineers. Plant removal, refurbishment and replacement as routine and breakdown overhauls. Updated drawings and records including P&ID's. Investigated effects of varying controls on the efficiency of glycol regenerators.
- Ambergate Pipework Centre. Witnessed hot drilling and installation of valve equipment onto 75 bar natural gas mains, learnt to weld properly. Surveyed pipelines for movement due to heat expansion and evaluated methods to reduce effects on fatigue.
- Coal Gasification Plant, Fife. Worked on several pilot projects to increase site efficiency and tested types of fuels.
- Research and Development Centre, Newcastle. Tested pilot valves for suitability to pilot operate medium pressure remote valves.