



Contact Details

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Qualifications and training

BSc (Hons.)

MSc

FCI Arb

FCIOB

LETAPAEWE

Relevant skills

Claims & Dispute Management

Delay Analysis

Expert Witness

Project Management

Risk Management

Relevant sectors

Aviation

Office

Education

Energy

Sports and Leisure

Health

Manufacturing and Industrial

Housing

Retail

Tourism and Hospitality

Matt Lindsay

Director

Professional experience

Matt has been appointed as an Expert Witness, compiled expert reports on matters of delay and attended Expert meetings in adjudication and mediation. He has also compiled reports on the analysis of claims for extension(s) of time. He has extensive experience in preparing construction programmes using critical path analysis techniques, resource scheduling, and programme monitoring of major construction projects, including roads, office buildings, hospitals, schools, residential developments, hotels and leisure.

Matt is a Fellow of the Chartered Institute of Arbitrators and a Fellow of the Chartered Institute of Building and passed with merit the MSc in Construction Law & Dispute Resolution at Kings College London and has completed the RICS Adjudication Diploma. He is an adjudicator on the CEDR panel and has experience with all the commonly used Contract Forms.

Relevant project experience

Aviation

- **Aviation, Dorset:** Delay Analysis to determine the impacts of design changes on an aviation development scheme. (Not Construction Related) (2022).
- **Airport Refurbishment, Heathrow:** Provide a programme to undertake the upgrade, refurbishment and internal fit-out of selected areas within Terminal 5. (2015)

Office

- **Mixed-Use Development, Liverpool Street, London:** Expert Appointment to analyse the impact and delay of insurable events on the project. (2024)
- **Mixed-Use Development, Covent Garden, London:** Appointed to provide independent delay analysis for adjudications up and downstream on a 12-storey commercial retail space, including the Structural alterations and refurbishment of an existing building. (2023-2024)
- **Commercial Building, Battersea, London:** Appointed to provide independent advice and delay analysis for the Employer regarding statutory power and M&E delays on a 12-storey new build office block in Nine Elms. (2023)
- **Mixed-Use Development, Liverpool Street, London:** Delay and Disruption Analysis for the steelwork, structural concrete and lift installation work on a 50-storey tower. (2021-2023)
- **Office & Retail (Shell & Core), Manchester:** Delay and concurrency analysis for an Adjudication. (2021-2023)
- **Offices & Retail, Guildford, Surrey:** Appointed by the main contractor (responding party) in adjudication to produce an analysis of the delays incurred in their work package. (2019)

Science and Technology

- **Scientific Facility, Oxfordshire:** Provided advice on a refurbishment project and established a lesson learnt document in the management of the programme during the works. (NEC Contract) (2023)

Arts and Culture

- **Gainsborough House, Suffolk:** Appointed to provide an independent delay analysis on the refurbishment of a listed building and the construction of a new gallery. The instruction included preparing an adjudication report, supporting submissions and attending an adjudicator's meeting to present the delays. (2022)
- **Library Refurbishment, Buckinghamshire:** EOT review on behalf of the client. (2021-2022)
- **Modern Art Performance Venue, Croydon:** Evaluating the contractor's acceleration claim on behalf of the client. (2020-2021)

Land Development

- **School and Residential Development, Bedfordshire:** Appointed Expert in a litigation matter to determine whether the Section 278 works prevented the developer from completing the project. (2024)
- **Pudding Mill Lane Development, Stratford, London:** Managing the constructability and programme advice issued during the feasibility and early planning stages. (2020-2021)
- **Cambridge North West:** Programming of the second phase of a new 'town'. (2016-2017)
- **RAHDP Phases 2A-5B, Oman:** Peer review of the schedule & logistics for a redevelopment project. Included 1,067 residential units, infrastructure & community facilities. (2015)

Education

- **New School, Lambeth, London:** Appointed to provide an independent review of a contractor's claim on behalf of the Employer and produce a report for an adjudication. (2022-2023)
- **School Building, Essex:** Expert Appointment and delay analysis for an adjudication. (2016)
- **Stratford Regeneration, London:** Planning the construction of schools around the Olympic site in coordination with the stadium and an extensive residential development. (2015)
- **Stapleton House University Accommodation, London:** Project Delivery of 860no units with delay analysis and mitigation strategies. (2014-2015)
- **Harrow Schools Framework, London:** Delivery of several educational facilities. (2008-2012)

Corrections/Justice

- **Security System Upgrade, London:** Expert Advisory Appointment for the analysis of delays in the implementation of a Security System Upgrade. (2023)
- **New Prison, East Midlands:** Appointed to assess the delays incurred on the M&E package of works to aid the settlement of the final account. (SPC2000 & PPC2000 Contracts) (2021-2022)
- **Lowdham Grange Prison, Nottinghamshire:** Site management on the delivery of an extension to an existing prison. (2006)

Energy

- **Electricity Interconnector Scheme, England/France:** Delay analysis and assisted in the preparation of the Expert Report. (Bespoke Contract) (2018)
- **New Nuclear Facility, Suffolk:** Feasibility and constructability study for the construction of new reactors at an existing facility. (2016)

Tourism and Hospitality

- **Hotel Refurbishment and Upgrade, Mayfair, London:** Expert Appointment and delay analysis on a complicated cut and carve project in central London. (2024)
- **Hotel Refurbishment, Manchester:** Expert Appointment and delay analysis for an adjudication. (2023)
- **Mixed Used Site, Hotel & Builders Merchant, Hertfordshire:** Appointed to undertake an independent assessment of the project delays for the main contractor. (2021-2022)
- **Hotel & Mixed Use Development, Liverpool Street, London:** Expert Appointment for the Responding party in adjudication to assess the delays of the fit-out contractor. (2021)
- **Hotel & Mixed Use Development, Torquay:** Expert Advisory Appointment for the analysis of delays in preparation for an adjudication. (2021)
- **5-Star Hotel, London:** Initial constructability study, independent delay analysis for the piling works and a peer review of the Construction Manager's project programme. (2016-2021)
- **Apart-Hotel, London:** Independent Delay Analysis (Retrospective) and report for the referring party in an adjudication. (2019-2020)
- **Minorities, Aldgate, London:** Programme support & advice on project feasibility. (2015)
- **Elephant & Castle Leisure Centre, London:** Programme management and support. (2013-2014)

Health

- **Care Centre, Worthing, West Sussex:** – Expert Advisory Appointment for the analysis of delays in the construction of a new integrated care centre and multi-storey car park. (2023)
- **Hospital Building, London:** Multiple Expert Appointments on behalf of the Employer for the analysis of delays to the refurbishment of wards on multiple floors. The appointments included preparation and attendance in mediation. (NEC Contract) (2018-2022)
- **Multiple Hospital Projects, Oman:** Managing the continual monitoring and assessment of delays occurring on multiple hospital projects as a result of Covid-19. (2020-2021)
- **Healthcare Services Laboratories, London:** Appointed by the M&E subcontractor (responding party) in adjudication. (2019)
- **Guy's & St Thomas' Hospital Redevelopment:** Overseeing the long-term redevelopment programming to inform the Trust. (2017-2018)
- **Derby City Hospital:** Site management on the external elevations. (2005)

Manufacturing and Industrial

- **Trade City, Uxbridge:** Managing the delivery & short-term planning of Industrial units for small start-up businesses. (2011)

Housing

- **Residential Development, Westminster, London:** Appointed as Delay Expert for the responding party to determine the delays to the cladding on multiple blocks and a podium area. (2024)
- **Residential Development Scheme, Kent:** Appointed as the Expert for the developer to determine the delays caused to the MEP package. (2024)
- **Residential Housing Scheme, East Sussex:** Appointed as Delay Expert to determine the delay incurred to a housing scheme for the construction of 55 residential dwellings. (2024)
- **Mixed Use Development with Residential Scheme, Malta:** Provided a lead assistant role to the appointed Expert to prepare a delay analysis and arbitration report. (2023-2024)
- **Residential Housing Scheme, Wigan:** Appointed as the Expert to determine the delays on mixed housing and bungalow development, comprising 24nr dwellings and an assisted living block. (2023-2024)

- **Residential Development Scheme (Multiple Blocks), Watford:** Appointed as the Expert for the responding party in a dispute regarding the substructure and superstructure works. (2023)
- **Residential Development Scheme, North London:** Multi-Party dispute involving the installation of a defective cladding system. Assisting the appointed expert in the Litigation. (2023)
- **Residential Tower Development, Southwark, London:** Appointed as Expert Advisor to advise on the M&E Sub-Contract delays. (2023)
- **Residential Development (Multiple Blocks), Elephant and Castle, London:** Provided an independent review of the substructure and superstructure works to establish the subcontractor's EOT entitlement. Additional appointments have been instructed to advise of concurrency. (2022-2023)
- **Residential Development, Stockport:** Appointed by the Employer to provide the delay analysis for a building refurbishment/conversion project for an insurance claim following a flood caused by a river. (2022-2023)
- **Residential Development, Greenwich:** Appointed Expert Advisor on behalf of the Employer to establish the contractor's EOT entitlement for the entire project and to prepare an adjudication report. (2021-2022)
- **Residential Development, Victoria, London:** Delay analysis and independent report on the substructure and superstructure works on behalf of the subcontractor. (2021)
- **Residential Housing Development, Papworth Everard, Essex:** Delay Analysis and EOT Report. (2021)
- **Residences, Caribbean:** Supporting the named Expert in preparing a report on delays for the construction of several residences in arbitral proceedings. (AIA Form of Contract) (2021-2022)
- **Residential Towers, Canary Wharf, London:** Delay report on behalf of the Sub-Subcontractor for adjudication regarding the cladding installation on two 50 storey towers (2020-2021)
- **Goldhawk Road, London:** Assessment of the delays on a residential project with a retained facade to support the main contractors' EOT submission. (2020)
- **Crouch End, London:** Preparation of a delay report for adjudication regarding the construction of a mixed-use residential and retail building. (2020)
- **Retirement Village, Hampshire:** Assisting the legal team on matters of delay during the preparation of the pleadings. (2017)
- **Battersea Power Station, London:** Programme review of the delivery of the residential fit-out on behalf of the shareholders. (2016-2017)
- **Elephant & Castle regeneration, London:** Planning advice for development sequencing and multiple phases. Major mixed redevelopment with a value of GBP£1.5bn. (2013-2014)
- **Athletes Village (Post Olympics), East London:** Implemented a key tracking documentation to ensure accurate progress & forecasting. (2013)
- **High Spec Apartment Development, Regents Place, London:** Management, Sequencing & Delivery of High Spec Apartments, including the penthouse units. (2012-2013)

Road

- **Nottingham Regeneration Zone, England:** Delay analysis and assisted with the Expert Report on behalf of a warranty holder in connection with a regeneration project, including roads, junctions, bridges and significant services upgrading. (NEC Contract) (2018).
- **Battersea Power Station, London:** Led the programming function in the feasibility and constructability strategy for the new incoming road to the development. This involved the strategic implementation of the utilities, removal and changes to the temporary bridge structures and the construction of a new bridge to replace the temporary one on the release of land issued to TFL to complete the new underground station. (2016-2017)

Employment History

TSA Riley (formerly DGA Group)	Director	(May 2023 – Current)
Chronos Consult Limited	Director	(Jul 2019 – May 2023)
MPL Project Planning Management Limited	Director	(Oct 2015 – Jul 2019)
Balfour Beatty	Planning Manager	(Aug 2014 – Oct 2015)
Lend Lease	Assistant / Planning Manager	(Mar 2012– Aug 2014)
Kier	Site / Project Management	(Sep 2008 – Mar 2012)
Skanska	Site Management	(Sep 2004 – Aug 2008)