

Richard Jenkinson

Director

Professional experience

Richard has 40 years of experience in the construction industry representing both employers and contractors in the building, civil and infrastructure sectors. Richard is a Fellow of the Royal Institution of Chartered Surveyors and a Fellow of the Chartered Institute of Arbitrators.

Richard's past senior roles have provided him with wide ranging commercial and strategic skills throughout the life cycle of projects from inception through to asset disposal.

As a Director of TSA Riley, Richard not only practices as a quantity surveyor but manages welfare policy, corporate governance and compliance. Operationally, he is responsible for the provision of the London team's disputes and advisory services. Whilst Richard ensures that he remains active in senior commercial roles on live projects, he is frequently engaged to provide strategic advice and is regularly appointed to act as quantum expert. He has provided written and/or oral evidence in all dispute forums.

Richard is a member of the Society of Construction Law, the King's College Construction Law Association, and the International Construction Law Association. He has provided academic assistance to post-graduate construction law students at King's College as well as being responsible for the educational and professional development of TSA Riley's London staff.

Relevant project experience

Housing

- **Cladding on high-rise student accommodation blocks, Manchester:** Appointed to act as Quantum Expert to assess the damages arising from defective cladding in Manchester. Reported in TCC. LDC Portfolio 1 Limited v George Downing Construction Limited and others [2022] EWHC 3356 (TCC). [2022].
- **Cladding on student accommodation blocks, Birmingham:** Appointed to act as Quantum Expert to assess the damages arising from defective cladding on three high-rise student accommodation blocks in Birmingham. Litigation settled prior to trial. JCT form of contract [2023].
- **Cladding on high-rise residential blocks, Birmingham:** Appointed to act as Quantum Expert to assess insurable damages arising from defective cladding on high-rise residential blocks in Birmingham. JCT Design and Build Contract 2016. Current litigation being heard in the TCC. [2023]
- **Cladding on High-rise residential blocks, Birmingham:** Appointed to act as Quantum Expert to assess the damages arising from defective cladding on high-rise residential blocks in Birmingham. JCT Design and Build Contract 2016. Current litigation being heard in the TCC. [2022 ongoing].
- **High-rise residential blocks, UK:** Appointed to act as Quantum Expert to assess the damages arising from defective services design and installation on high-rise residential blocks in Birmingham. Current litigation being heard in the TCC. [2022 ongoing].



Contact Details

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Qualifications and training

BSc Hons

MSc

FRICS

FCIArbCV

Relevant skills

Strategic Corporate Planning

Contractual Advice

Claims & Dispute Management

Expert Witness

Relevant sectors

Energy

Office

Sports and Leisure

Health

Road

Water

Housing

Manufacturing and Industrial

Rail

Housing

- **Residential scheme, UK:** Appointed to produce independent Expert report on the effects of a delay to the date of Sectional possession of a critical phase of a multi-million pound residential scheme. Lewisham, London. JCT DB 2011 form of contract [2016].
- **Public housing, UK** Appointed to act as Quantum Expert to assess the proper valuation of works carried out by a Contractor under a Framework Agreement to refurbish public sector housing stock. Manchester. Dispute referred to adjudication. [2020]
- **Prime residential, UK:** Appointed to act as Expert in the assessment of defects and default by a subcontractor on a GBP£80M prime residential scheme, London [2019].
- **High-end residential, London:** Appointed to act as Quantum Expert in relation to the proper valuation of works, disruption and delay. Dispute referred to adjudication. JCT DB 2011 [2018].
- **High-end residential, London:** Appointed to act as Quantum Expert in relation to assessment of loss arising from unforeseen ground conditions. Dispute referred to adjudication. Bespoke contract conditions [2017].
- **High-end residential, Battersea, UK:** Appointed as Expert to produce a quantum report in relation to the quantification of defects and assessment of damages in contract and tort on a high-end residential project in Battersea, London. Case settled at Mediation. JCT DB 2011 form of contract [2014 – 2016].
- **High-end residential, Reading, UK:** Appointed as Expert to provide a quantum report in relation to the quantification of prolongation and defects. High-end residential, Reading. Settled at Mediation [2015 – 2016].
- **Residential, UK:** Appointed to act as Expert to provide a report on the proper assessment of an Employer's unliquidated damages arising from late completion by a contractor. High Wycombe. JCT DB 2011 form of contract [2017].
- **High rise residential, London, UK:** Appointed as Expert to provide an independent opinion on the procedural administration by a contractor of its own design development on a high-rise residential scheme. London. JCT D&B 2011 form of contract [2015].
- **Luxury residence, UK:** Appointed as Expert by private developer to provide a quantum report in relation to claims made by major tier 1 contractor on a GBP£10M residential development. High Wycombe. JCT DB 2011 form of contract. Dispute referred to adjudication [2018].
- **High rise residential, London, UK:** Appointed by major tier 1 contractor to advise on and manage the implementation of an agreement with its Employer to sever a GBP£170M building contract for high-rise residential scheme. Wandsworth, London. Bespoke form of DB contract [2016].
- **Prime residential, London:** Appointed Quantum Expert in relation to multi-party claims for late completion and defects arising under contract and tort amounting to approximately GBP£7M. Prime residential scheme, London. JCT form of contract [2018].
- **Luxury residential scheme, London:** Appointed as Expert to provide a quantum report regarding assessment of rectification of defects on a high-end residential scheme, Kensington. JCT SBC 2011 form of contract [2016].
- **Residential scheme, London:** Appointed as Expert to provide an opinion on the performance of a Contract Administrator in certifying works as having achieved practical completion. Referred to adjudication [2018].

Road

- **Major infrastructure project, South-West England:** Appointed to provide independent advice in respect of a valuation dispute arising on major infrastructure project in South-West England comprising carriageway, bridges and services. NEC4 Option C. [2022]
- **Legacy Community Scheme, East London:** Appointed to act as independent Quantum Expert in respect of a valuation dispute relating to compensation events. The scheme comprised the construction of roads, bridges and services. NEC 4 Option A [2020-2021]
- **State road scheme, Caribbean:** Appointed to act as quantum expert in the matter of an ICC Arbitration in relation to a dispute between a Caribbean state and private contractor. FIDIC Yellow Book. [ongoing 2023-24]

Energy

- **Waste to energy project, Southern England:** Appointed to act as Quantum Expert in connection with the valuation of various alleged breaches of contract. Bespoke EPC contract with approximately GBP£20M in dispute. Litigation to be heard in the TCC. [2021 ongoing]
- **Offshore wind farm, Belgium:** Appointed to act as Quantum Expert to assess the additional overheads incurred arising from delays suffered by a Belgian EPC contractor contracted to deliver off-shore Wind Farm turbines. FIDIC form. [2020]
- **Infrastructure power project, London:** Appointed to act as lead assistant to the Quantum Expert to assess loss arising from unforeseen ground conditions during a major infrastructure power project in London. Dispute referred to adjudication. JCT DB 2011 [2015].
- **Waste to energy project, London:** Appointed as Expert to prepare a quantum report in relation to delay and disruption claims on a GBP£64M waste to energy plant procured on an amended IChemE form of contract in contemplation of legal proceedings. London [2013].
- **Wind farm turbines:** Appointed as an independent Expert to assess losses arising from prolongation of the manufacture of wind turbine components, arising from Employer changes, in relation to an offshore wind farm project. Amended FIDIC Red Book. [2019].
- **National gas transmission:** Appointed to act as Quantum Expert in relation to a dispute arising on a national gas transmission system. The dispute was referred to a series of high-value adjudications and comprised numerous technical liability issues and the proper assessment of compensation events under an amended NEC3 Option C contract [2020-2022]. Cross examined by Counsel at adjudication hearings.

Resources and Waste

- **Water treatment plant, Eastern Europe:** Appointed to act as independent Expert in respect of a dispute. FIDIC Red Book 1999. ICC Arbitration [2018 – 2019].
- **Water treatment plant, UK:** Member of the advisory quantum team involved in the preparation of claims on Strensham water treatment plant, UK [1994-1995].

Ports

- **Port development infrastructure works, Abu Dhabi:** Appointed to provide independent Expert review of entitlement with regard claim submissions in relation to a valuation dispute. FIDIC Red Book 1999. Settled during arbitration [2014].
- **Dover port, UK:** Appointed to provide independent opinion on quantum in respect of pier extension works at Dover Port. NEC form of contract. [2010].
- **Coastal defence scheme, Lancashire:** Appointed Expert to provide a quantum report on the proper assessment of compensation events. NEC 3. Referred to adjudication [2018 – 2019].

Retail

- **Battersea Power Station redevelopment, London:** Strategic management, contractual advice and overseeing aspects of the commercial management on behalf of a Works Contractor in relation to Phase 2 of Battersea Power Station redevelopment. Bespoke form of Construction Management [2016].
- **Covent Garden, London:** Appointed as Expert to provide a report on the proper valuation of works following determination of a contractor on a retail scheme. JCT Intermediate 2011 [2019].

Office

- **Mixed commercial and retail space, London:** Appointed Quantum Expert in a dispute between major tier 1 contractor and a sub-contractor relating to defective work and late completion. Mixed use development comprising commercial and retail space, Finsbury Circus, London. Referred to adjudication. JCT DB Sub form of contract [2016].

- **Government office refurbishment, London:** Appointed to act as independent Expert in relation to the proper assessment of compensation events under an NEC 3 in relation to the refurbishment of a Government building, London. Dispute referred to adjudication [2019 - 2020].
- **Commercial fit-out:** Appointed to act as a Quantum Expert in connection with the assessment of loss and expense arising from project delay on a commercial fit-out project. Acting for the responding Employer in adjudication. JCT D&B form of contract. London [2021].
- **Mixed commercial and retail space, Abu Dhabi, UAE:** Appointed to act as Quantum Expert in relation to losses arising from change and disruption on a multi-million AED mixed-use scheme in Abu Dhabi. Evidence presented at Expert Determination. FIDIC Red Book 1999 [2019].
- **Commercial scheme, London:** Acting as Party Representative for a respondent tier 1 contractor in a dispute referred to adjudication in relation to valuation of the structural steel works. Bespoke DB form of subcontract [2014].
- **Mixed use development, King's Cross London:** Appointed Quantum Expert in a dispute between major tier 1 contractor and a sub- contractor. Referred to adjudication. JCT DB 2011 form of contract [2015].
- **Mixed-use development, Windsor:** Appointed as Expert to provide an independent report for a funder following allegations of fraud and financial irregularities. NEC3 [2012].

Rail

- **Large rail project, RSA:** Appointed to provide independent quantum advice in respect of a ZAR 13 billion project to provide rolling stock to a public authority in South Africa. [2022]
- **Crossrail, UK:** Appointed as Expert by TfL legal to provide independent reports on the assessment of numerous construction related claims to allow TfL to discharge its statutory obligations following CPOs on the Crossrail project [2009 – 2012].
- **Rail link upgrade, Oxfordshire, UK:** Acting as independent expert advisor on behalf of Network Rail in respect of Bicester to Oxford rail link upgrade in relation to costs relating to CPO [2019].
- **Crossrail, UK:** Acting as independent expert advisor to Transport for London in relation to costs arising from Crossrail CPOs, [2010 to 2015].
- **West Anglian Main line, UK:** Appointed to act as Quantum Expert in relation to a dispute arising on Network Rail's West Anglian Main Line improvement works [2020-2021].

Tourism and Hospitality

- **Multi-million dollar hotel. Astana, Kazakhstan:** Acting as independent quantum advisor for a contractor in relation to delay and claims. Dispute referred to arbitration. FIDIC Red Book 1999 [2017 – 2018].
- **Landmark hotel in Central London:** Appointed as Expert to assess a tier 1 contractor's losses flowing from Employer breaches on a. Settled after Part 8 decision on liability [2015 – 2016].
- **Hotel, Manchester:** Appointed to act as independent Expert in respect of the alleged breach of standard of care of a Quantity Surveyor in assessing the interim value of works. Referred to adjudication [2019].

Health

- **Hospital refurbishment, UK:** Appointed as Quantum Expert in relation to the proper assessment of compensation events under NEC3 on a multi-million-pound dispute between a Tier 1 Contractor and an NHS Trust [2017 – 2019].

Communications and Digital

- **PFI IT and Communications Integration Scheme ("Connect") project, London Underground:** Lead assistant in the preparation of expert opinion in contemplation of legal proceedings on various strategic aspects of a dispute arising on the GBP£1.5B [2009].

Manufacturing and Industrial

- **Industrial park, Southampton, UK:** Acting as Party Representative for a respondent tier 1 contractor in a dispute referred to adjudication. The dispute related to delay and the proper quantification and valuation of delay and defects and included allegations of fraud arising from the construction of an industrial park in Southampton. JCT SBC/Sub form of contract [2015].

Employment History

TSA Riley (formerly DGA Group)	Director	(May 2008 – Current)
Morgan Construction Management Limited	Managing Director	(May 1999 – Apr 2008)
Morgan Shankly Limited	Partner	(Sep 1994 – Apr 1999)
Main Contractors	Quantity Surveyor	(Sep 1983 – Apr 1994)