

MENSURA LIMITED



Cost Consultancy and Quantity Surveying

Dispute Resolution and Adjudication

Independent Monitoring Surveying

Good people to know!



Cost Consultancy and Quantity Survey-

ENSURING EFFECTIVE COST CONTROL

Our Quantity Surveyors and Cost Consultants actively manage project finances and advise on potential risks and opportunities to add value and to protect your interests. We work with Clients to develop a budget for the project and control this through the design period by producing and updating cost plans. Our approach is focused on understanding the close relationship between cost and value. We have the expertise, knowledge and industry insight, and best practice to ensure your project costs are managed effectively throughout. We act as trusted advisers to our Clients. We appoint a senior person to oversee every Order and maintain this as a single point of contact on future Orders so that continuity is maintained and a strong relationship is allowed to grow and flourish. Using our expertise and knowledge of markets and the industry, we seek to eliminate as much cost uncertainty as we can, at each stage of your project.

Dispute Resolution and Adjudication

RESOLVING DISPUTES QUICKLY AND COST EFFECTIVELY

Our forward thinking approach means we review all relevant documentation to detect areas of potential and active conflict. We help to resolve controversies and work actively to avoid disputes before they take hold. Should a dispute arise then we offer a suite of unbiased, practical services that produce compelling arguments to resolve contentious matters. Where necessary we engage and manage legal colleagues to provide you with a coordinated team to address technical, commercial and legal issues as a single point of service. Our services include:

- Preparing and reviewing commercial claims and negotiating settlements.
- Acting as Expert Witness on behalf of parties in adjudication and/or litigation.
- Acting as Advocate in Mediation meetings.
- Providing Early Neutral Evaluation recommendations on matters where parties would like guidance as to how a dispute might be settled.
- Considering and giving a decision on a dispute as Expert (as opposed to adjudication).
- Offering a fixed cost adjudication scheme.

Our Service Products

- ORDER OF COST ESTIMATES
- COST PLANS
- BILLS OF QUANTITIES
- TENDERING AND CONTRACT FORMATION
- RISK MANAGEMENT
- VALUE MANAGEMENT
- INTERIM VALUATIONS AND PAYMENTS
- VARIATIONS ASSESSMENT
- FINANCIAL REPORTING
- FINAL ACCOUNT AGREEMENTS
- COMMERCIAL CLAIMS
- EXPERT WITNESS SERVICES
- MEDIATION ADVOCACY
- ADJUDICATOR APPOINTMENTS
- MEDIATOR APPOINTMENTS
- EARLY NEUTRAL EVALUATION
- EXPERT DETERMINATION
- FIXED COST ADJUDICATION SCHEME
- INDEPENDENT MONITORING SURVEYING
- TRAINING
- AERIAL (DRONE) SERVICES

OUR TEAM

Mensura Limited is a product of the experiences of its Principals. This includes their previous businesses of Beckwith Mediation and Beckwith Surveying both of which have been incorporated into the new entity

JAMES BECKWITH FRICS

James is an experienced Chartered Quantity Surveyor and Project Manager. He has acted for both contracting and client organisations. He holds a Master of Law in Construction with Adjudication in addition to an MSc in Surveying.

DOUGLAS BECKWITH FRICS

Douglas is an experienced Chartered Quantity Surveyor and dispute resolution specialist. He holds a Master of Laws in Commercial Property in addition to his quantity surveying qualifications. He is a non-practicing barrister.



Independent Monitoring Surveying

MANAGING LENDER RISK

We offer services in connection with building and construction developments up to £5m within the Banking and Lending sector. Our approach offers positive Independent Monitoring Surveying services providing accurate and timely advice whilst identifying and evaluating projects risks. By focusing on project related risk and funding arrangements in this way, our Independent Monitoring Surveying service actively manages and protects the Lender's interests, whilst encouraging Borrower behaviour that manages risk, that might otherwise affect the facility. Our services include:

- The Initial Report examining the state of the proposed project and competency of the Borrower and its professional and contracting teams including an initial risk appraisal across all facets of the project that might affect the lending decision.
- Monthly reports to review progress and update the risk profile including the issue of a recommended Drawdown Certificate.
- Report at Practical Completion identifying any residual issues and making appropriate recommendations.
- Additional services (where requested) to advise on matters such as defects, sales strategy and insolvency.



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COST CONSULTANCY AND QUANTITY SURVEYING
DISPUTE RESOLUTION AND ADJUDICATION
INDEPENDENT MONITORING SURVEYING

Mensura Limited provides quantity surveying and related professional services within the UK construction industry, most notable for SME Developers, Contractors and Lenders.

Small scale developers who are not necessarily experienced in construction, may not necessarily understand the services being provided nor have access to this professional services market and may feel at times that their advisers are behind an opaque screen. Such clients need to be guided through the development process to ensure they receive fees for work that is truly necessary and represent significant value for money. Mensura solves this problem by providing transparency in what it does. Our services are provided via our website where clients purchase only those services they feel they need. We call this "deconstructed quantity surveying".



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MENSURA LIMITED

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Regulated by RICS