



DOUGLAS BECKWITH

LLB(Hons) PGDip(Bar) LLM FRICS

Mensura Limited

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SKILLS

QUANTITY SURVEYING
PROCUREMENT
CONTRACT ADMINISTRATION
EXPERT WITNESS - QUANTUM
CLAIMS
MEDIATION
ADJUDICATION
ARBITRATION
LITIGATION
AERIAL SURVEYS
THERMOGRAPHY

PROFILE

Douglas is a director of Mensura Limited, a consultancy firm specialising in the SME development market. He brings over 40 years post qualification experience of senior level project and contract management, procurement and contentious work gained internationally and in the UK.

He has been a practising mediator since 1988 and he accepts appointment as adjudicator upon request. He has particular expertise in managing and resolving sensitive issues for high net worth individuals.

Douglas has led and managed professional firms at the most senior levels engaging actively with business direction and strategic planning, operational efficiencies and business development.

Outside of work, he has a keen interest in photography, most recently using drones for aerial data capture. To this end he possesses an Operational Authorisation from the Civil Aviation Authority for commercial and other operations throughout the UK. He is also registered to fly in the EU and USA.

ACADEMIC

- Bachelors Degree in Law with Honours (2:1)
- Post Graduate Diploma in Bar Professional Studies (Very Competent)
- Masters Degree in Advanced Commercial Property Law (Distinction)

MEMBERSHIPS

Fellow, The Royal Institution of Chartered Surveyors
Member, Arbrix
Member of the Society of Construction Law
Accredited Mediator
Grade 2 Arbitrator



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RECENT EXPERIENCE

Residential

- Analysis of entitlement, documentation and recovery through negotiation of payment for compensation events under NEC3 for a main contractor undertaking the refurbishment of social housing in South London. (£0.7m)
- Analysis of costs and preparation of a report on the costs of variations as expert quantity surveyor for a main contractor undertaking the refurbishment of social housing in West London under GC/Works/1; appearance before the adjudicator to answer questions in connection with the report. (£0.26m)
- Provision of an opinion for a main contractor on the likely recovery of costs in connection with contractual changes associated with lead paint specification. (£0.1m)
- Mediation of a dispute between an Employer and her building contractor regarding the improper termination of a building contract at a development in Essex. (£0.09m)
- Review of the contractual position and advice to the Employer in respect of its Response to a Referral from a Contractor in an adjudication about the construction of 9 houses in Birmingham. (£0.17m)
- Constructed a claim for loss under the terms of a sub-guard insurance policy for a Tier 1 contractor in respect of the default of the mechanical and electrical sub-contractor including indirect losses the loss and expense of related sub-contractors on a leading residential new build and refurbishment project in Central London. (£7.5m)
- Prepared an independent review of a distressed mixed-use new build and refurbishment project in Central London for a Tier 1 contractor including examination of the financial management process employed. (£25m)
- Prepared advice in relation to the defence of an anticipated adjudication in connection with a new residential development to be launched by the mechanical and electrical sub-contractor of a Tier 1 contractor including delay analysis and possible quantum impacts. (£14.5m)
- Audit of a final account prepared by a consultant Quantity Surveyor in connection with a residential refurbishment in Knightsbridge, London; acting as legal adviser and surveyor-advocate in a recovery strategy to recoup client losses arising from defective works and alleged failure of the Architect to administer properly the contract. (£1.1m)
- Conciliator in the resolution of a dispute between a high net worth individual and a leading industrial architect in



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- the design and construction of structural artwork at a residence in Bishops Avenue, London. (£1.2m)
 - Advice to a housing association on a claim made by a Contractor in respect of delays to a housing project. (£100k)
 - Mediation of a dispute between an M&E contractor and its specialist gas installer in respect of defective flue installation works to 206 properties belonging to a housing association. (£40k)
 - Mediation of a dispute between a house builder and his Client regarding the improper termination of a building contract for a residence in Cambridge. (£80k)
 - In collaboration with legal advisers and pwc, preparation of a specification for services for all consultant services in respect of a major services procurement by a leading Housing Association for a 5+5 year term. (£50m)
 - Early stage advisory work in connection with LEED system for a proposed development in Dubai.
 - Provision of EU procurement advice to a large Midlands housing association and the procurement of frameworks for building contractors, professional services and maintenance works. (£multi m)
 - Early advisory work on the procurement of extensive housing in the Cambridge area under s.106 and development agreements for a major housing partnership.

Retail

- Review of a failing PFI project and recommendation and implementation of measures to reduce conflict in the construction component and avoid a significant dispute. (£26m)
- Review of partnering arrangements on a major commercial retail development and the provision of a report a leading property developer. (£multi m)

Airport and Aviation

- Conduct of an Adjudication on behalf of a major airline regarding a claim for extension of time made by the Contractor in connection with a lounge refurbishment project at a London Airport and negotiation of the final account. (£2.6m)
- Project manager for a significant infrastructure project involving airline security under the accounting and authorising of hold baggage (Triple A). (£1.1m)
- Project director for the pre-construction phase of a new baggage handling facility. (£28m)



Commercial and Industrial

- Analysis of loss and expense and drafting expert report as support to the named expert in connection with claims made by the Main Contractor on the Cape Town International Convention Centre, Cape Town, South Africa. (R20m)
- Advocate both as the Referring Party and the Responding Party for a main contractor in a series of 5 adjudications in connection with a steelwork sub-contract, part of a nine-storey mixed use development. (£0.9m)
- Negotiation of a settlement in connection with defects in the power supply at a data centre in the north of England (£1m), subsequent procurement of additional uninterruptible power supply units. (£2m)
- Project manager for fit-out and refurbishment works at a food processing plant at Wisbech.
- Project manager for the construction of extension to a food processing plant at Long Sutton.
- Review of two failing construction projects for the same property developer and recommendation and implementation of recovery strategies

Health

- Project Manager for the refurbishment of a decontamination unit at a hospital in East London. (£4m)
- Provided advisory services on contractual claims made by contractors on 5 gym refurbishment projects in Germany. (£1m)
- Mediation of a dispute between a main contractor and a specialist lift installer regarding incomplete works at an animal hospital in Yorkshire (£3k) (pro bono)
- Developed a structure for analysis and commenced analysis of costs on behalf of a contractor led consortium pursuing a claim against the special purpose vehicle in a public private partnership relating to the construction of a new hospital in Australia. (AUD 800m)
- Representation on behalf of a developer Client at a mediation in connection with a delay and disruption claim for a medical facility and associated facilities. (£5.2m)
- Process mapping, risk analysis and drafting of a project management methodology for an NHS Hospital Trust.
- Project management of a new residential development for aged persons. (\$65m)
- Development of process and drafting of a project management methodology for a leading health care provider.



Crematoria and Parks

- Acted as Employer's Agent for the design and construction of a new crematorium and park in North Yorkshire. (£8m)
- Acted as advocate on behalf of a groundworks and landscaping contractor as Referring Party and the preparation of Referral and Reply documents in an adjudication relating to a spoil tipping licence. (£0.14m)

Education

- Advisory services on a independent school where the Employer wished to replace the incumbent project manager. (£10m)
- Mediation of a dispute between a school and a local authority in London regarding funding of a teaching position and payment for services. (£25k)
- Conduct of an early neutral evaluation in respect of a claim made by a specialist M&E contractor for non-payment under a contract for a school extension. (£400k)

Hotel and Leisure

- Acted as the titular expert witness in connection with an adjudication dealing with the contract administrator's alleged negligent administration of a construction contract for the fit-out of a London Wine Bar. (£1m)
- Preparation of a report as expert in connection with a claim for alleged professional negligence arising out of project management services provided by a chartered surveyor to a client in connection with the design and construction of a gym in West London. (£4m)
- Legal adviser and surveyor-advocate in negotiating a settlement for a small regional contractor in connection with the design and construction of a winery in the south of England. (£0.35m)

IT

- Undertook technical due diligence work on behalf of a US West Coast search engine provider seeking to acquire several major sites in the UK and Germany. (£multi m)
- Remeasure of street works for cabling infrastructure roll-out and assessment of recovery under the contract. (£2m)

Civil Engineering

- Provided strategic advice in relation to the recovery of loss and expense in connection with Motorway works in a situation where the principle of the claim had been established in a previous adjudication but the contractor could not readily establish quantum. (£11.5m)



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- Drafted the electrical distribution and communications sections as part of a claims team on a water treatment plant in Qatar. (QAR 2.5bn)
 - Analysis of the costs of rectification work and drafting of advisory notes to Instructing Solicitors and Counsel as expert in connection with a major busway infrastructure project in the United Kingdom. (£82.5m)
 - Analysis of a global claim and drafting expert report as support to the named expert in an ICC arbitration in connection with a roads and civils contract at the Muscat International Airport, Oman; reading transcripts and providing overnight analysis. (OMR33m)
 - Peer review of an expert report presented in an ICC arbitration in connection with a major civil roads contract in Qatar. (R50m)
 - Appointed as Expert Witness on behalf of a Contractor seeking to recover sums in a professional negligence claim against a civil engineering consultant in respect of alleged defective design. (£0.7m)

Transport

- Acted as the titular expert witness in connection with a claim for compensation under the National Compensation Code in respect of the compulsory purchase and relocation of a bus depot in Oxfordshire. (£3m)
- Analysis of the costs of variations as part of an overall termination claim and drafting claim documents on behalf of an international building contractor in relation to the design and construction of a production facility in Scotland. (under Scottish law). (£8m)
- Analysis and preparation of a report for a State Government on the cost effectiveness of alliancing contracts and comparison to NEC3.

Marine

- Advocate on behalf of the Responding Party, a marine engineering contractor, in an adjudication over the value of the final account for works carried out at Grimsby Fish Docks. (1.5m)
- Advocate on behalf of the Referring Party, a marine engineering contractor, in an adjudication over the value of the final account for demolition works carried out Portsmouth International Harbour. (£5.2m)

Service to the Construction Industry

The Royal Institution of Chartered Surveyors

- Past Assessor for the Assessment of Professional Competence for Graduates.
- Past Assessor for the Assessment of Professional Competence for Senior Professionals.



Mensura Limited

Good people to know!

*Chartered
Quantity
Surveyors*

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- Past Chairman, RICS North East Australasia Branch.
 - Counsellor to Assessment of Professional Competence Candidates.

Society of Construction Law

- Past Regional Convenor, East Anglia Branch

The University College of Estate Management

- Past External Examiner, MBA Construction and Real Estate
- Past Tutor and Assessor for the Graduate Development Programme (MSc Surveying) Law Module
- Past Supervisor for MSc Candidates undertaking dissertations in areas of construction law

Queensland University of Technology

- Past tutor on the Builders Licencing course (for General and Registered Housebuilders) teaching quantities, management and health and safety.

International Journal of Law in the Built Environment

- Peer reviewer of papers for publication.