



Tudor Rose Consultancy Limited  
Curriculum Vitae

**LANCE BUCHANAN**

BA (Hons) MSc MRICS ACI Arb  
Consultant

**Profile**

Lance is a Chartered Quantity Surveyor with experience in commercial and project management on a variety of projects.

Prior to joining Tudor Rose, Lance fulfilled the role of quantity surveyor and project manager in a family run construction business. He gained experience in the provision of pre-contract duties such as the preparation of estimates, the undertaking of feasibility studies, advising on viability of projects and the negotiation of contract terms. Following contract award, Lance was responsible for establishing the project including programming the works, forecasting project cash flow, producing documentation required by the contract and the procurement of materials and subcontractors.

Post-contract, Lance has experience for the management of all facets of the project including responsibility for the administration of contract documentation, the valuation of works for both the preparation of the main contract application for payment and the assessment of subcontractor applications, as well as monitoring progression of the works.

Post completion, Lance would prepare and negotiate the final account including the preparation for any claims for extension of time and associated loss as well as the settlement of all subcontractor accounts and associated claims.

This breadth of experience has given Lance a keen eye for the early identification of potential issues and a sound commercial awareness of construction.

Since joining Tudor Rose, Lance has played a key role in providing claim support for a broad spectrum of projects. He has prepared claim documents including formal quantum loss and expense submissions, the valuation of variations, and engaged with numerous final accounts. In addition, Lance has provided support in producing quantum analysis for expert reports and adjudications.

**Qualifications and Professional Membership**

ACI Arb Associate of The Chartered Institute of Arbitrators  
MRICS Member of The Royal Institution of Chartered Surveyors  
MSc (Distinction) Quantity Surveying (Portsmouth University)  
BA (Hons) Geography (King's College London)

**Career History**

2017 to date     Consultant at Tudor Rose  
2013 - 2017     Quantity Surveyor at a Main Contractor

## Assignments and Achievements

2018: Undertook take-off measure and assisted in the preparation of a detailed quantum claim submission on behalf of the Subcontractor in a claim of professional negligence against its Engineer, relating to the Engineer's deficient tender design of a circa 4km gravity fed pipeline connecting two waste water treatment facilities.

Undertook the valuation of variations as part of a final statement submitted by a Main Contractor under a JCT Design and Build 2011 contract (valued in excess of £11m). Assessed whether submitted variations represented a change to the contract and thereafter valued variations from first principles. Prepared detailed primary and alternate narratives with corresponding supporting documentation in the event that the account was referred to adjudication. Participated in the process of ensuring that correct contractual mechanisms were adopted, particular with respect to liquidated damages and the final statement.

Prepared detailed loss and expense quantum submission (approximately £1.8m), as part of a final account, on behalf of Mechanical and Electrical Subcontractor. Claim included prolongation, disruption for uneconomic use of labor incorporating an earned value analysis, and nonproductive overtime as well financing charges. Prepared detailed narrative in support of the claim.

Assisted in preparing responses on behalf of a Main Contractor for two adjudication referrals received on different sites from the same Subcontractor. Although the parties settled prior to the distribution of the responses, had valued variations and actively engaged in preparing figures that would ultimately form the basis of the settlement.

Prepared a forecasted loss and expense claim on limited information as required by a bespoke form of contract for a Mechanical and Electrical Subcontractor. Claim included prolongation, disruption, financing etc. and valued at approximately £3.3m.

Assisted in the preparation of an expert quantum report on behalf of a Main Contractor to assess its liabilities under the Constriction Industry Scheme (CIS) to HMRC on payments made to subcontractors over the course of three years.

Prepared a claim for planned preventative maintenance and reactive maintenance works at various site relating to unpaid disputed works. Detailed positions of the parties and presented further information to substantiate payment. Prior to attended mediation and settlement, the claim was valued at approximately £0.56m.

Provided assistance for the preliminary review of variations claimed/assessed on behalf of railway Subcontractor (valued at approximately £1.2m), ensuring the settlement of the account.

Assisted in the preparation of an expert quantum report relating to damages/loss claim as a result of a fire in an underground tunnel (valued at approximately £6.7m).

Actively engaged with two relating albeit separate adjudications on behalf on an Employer against a Main Contractor. Applied case law for successful jurisdictional challenge. Provided forensic analysis on the financial aspects of the projects, including the contract sum(s), valuations and transactional documents and payments and reconciled figures according to the matter of the adjudication (valued in excess of £10m).

Assisted in the preparation of an adjudication referral disputing the Contract Administrators final certificate for a residential property. Prepared narratives collated supporting documentation and updated the Main Contractors loss and expense claim.

2013 – 2017: Key role in delivering a mixture of commercial and residential projects including construction of a four-storey building incorporating 9 no. flats and commercial use at ground floor, complete fifth floor storey extension on a seafront hotel, structural steelwork packages for new MRI rooms at various hospitals, strip out and conversion of an existing building to create a new boarding school, groundworks for 9 no. houses including formation of basements.

## Contact Details:

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