

# Lance Buchanan

Ba (Hons) MSc MRICS MCIInstCES ACIArb  
Senior Consultant



## Profile

Lance is a Chartered Quantity Surveyor with commercial and project management experience in all pre-contract, project establishment, post-contract and post-completion duties. This 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 gained experience working on a variety of construction and engineering projects ranging from large infrastructure schemes to prestigious residential developments. He has been engaged to carry out a variety of tasks including cost control, estimating, contract administration, identifying project risk whilst providing commercial support and advice both during the project phase or as part of his involvement during claim preparation and negotiation and/or the dispute resolution stage.

Lance is proficient in the use of all commonly used contract forms including JCT, NEC, ICE, PPC, in addition to bespoke agreements. He is particularly adept at carrying out quantum analysis and commercial advice in relation to final accounts, valuation of change, interim assessments on complex valuation payments, defects and assessment of damages. He has provided support in the production and drafting of expert reports and he regularly supports the Directors in the representation of parties in adjudication and mediation proceedings.

Having experience with all parties in the supply chain, Lance has also provided advice and strategic support on the implementation of project systems where he has engaged in the forensic assessment of projects including reviewing evidence relating to extension of time claims, project monitoring, report compliance and audit management.

Lance was awarded the Society of Construction Law prize for best performance in his first year of the Construction Law & Dispute Resolution MSc course at King's College London and will finish his studies in late 2021. Lance is also working toward attaining Fellowship with the CIArb.

## Qualifications and Professional Membership

<b>MRICS</b>	Member of The Royal Institution of Chartered Surveyors
<b>MCIInstCES</b>	Member of The Chartered Institute of Civil Engineering Surveyors
<b>ACIArb</b>	Associate of The Chartered Institute of Arbitrators
<b>MSc</b>	Construction Law & Dispute Resolution (King's College London, 2021 graduation)
<b>MSc (Distinction)</b>	Quantity Surveying (Portsmouth University)
<b>BA (Hons)</b>	Geography (King's College London)

## Career History

<b>2021 to date</b>	Senior Consultant at Tudor Rose Consultancy Limited
<b>2017 - 2021</b>	Consultant at Tudor Rose Consultancy Limited
<b>2013 - 2017</b>	Quantity Surveyor at a Main Contractor

# Assignments and Achievements

## Quantum Analysis

- Carried out management of the collation, substantiation, and presentation of the quantum loss and/or expense position in addition to contractual adherence to terms prescribed by a bespoke management contracting agreement valued in excess of £60 million.
- Undertook a take-off measure and assisted in the preparation of a detailed quantum claim submission on behalf of a 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 wastewater treatment facilities.
- Undertook the valuation of variations from first principles as part of a final statement submitted by a main contractor under a JCT Design and Build 2011 contract (valued in excess of £11m). Ensured that correct contractual mechanisms were adopted and assisted in drafting subsequent adjudication submissions.
- Prepared detailed loss and expense heads of claim as part of a final account on behalf of mechanical and electrical subcontractor (approximately £1.8m).
- Prepared a forecast loss and expense claim (approximately £3.3m) as required by a bespoke form of contract for a mechanical and electrical subcontractor.
- Prepared a claim for planned preventative maintenance and reactive maintenance works at various sites relating to unpaid disputed works. Detailed positions of the parties and presented further information to substantiate payment. The claim was valued at approximately £0.56m. Attended a mediation which led to settlement.
- Assisted with review of compensation event on behalf of railway subcontractor under an NEC contract for additional works with resulting delay suffered (valued at approximately £1.2m) which led to settlement of the account.

## Delay Analysis

- Provided support to an employer in the collation of evidence for extension of time claims whilst also providing quantum support for damages in respect of claims received from trade contractors pursuant to a bespoke construction management form of procurement.
- Reviewed contemporaneous progress data of subcontractors engaged on a project on behalf of a main contractor (main contract value in excess of £800 million), leading to settlement of all subcontractor claims for extension of time and associated loss and expense.
- Assisted in the preparation of an independent assessment of a contractor's extension of time for design and construction of a high specification new build residential property (which was winner of a regional prize) under JCT Design and Build 2011 contract.

## Expert/Audit

- Provided commercial support in the quantum calculation and evidencing on all aspects of the final account for a main contractor engaged by an airport authority, in respect of new infrastructure works under an NEC form of contract, which led to the successful settlement of the account.
- Management of the collation, substantiation, and presentation of cost evidence in compliance with NEC3 Option C Target Cost contracts pursuant to a framework agreement.
- Acted on behalf of the main contractor on two simultaneous NEC3 Option C Target Cost sub-contracts for installation, testing and commissioning of a new twin water aqueduct/pipeline (combined claimed value from the subcontractor in excess of £15m). Carried out commercial support and management by ensuring contract compliance, evidencing quantum position and was a subsequent party representative team member in adjudication proceedings.
- 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 five 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. In addition to managing all aspects of these projects, Lance also provided regular advice regarding claims for additional payment presented by the subcontractors in addition to negotiation and settlement upstream on behalf of the main contractor.

## Adjudication

- Engaged with two related, albeit separate, adjudications on behalf of the responding party, the employer, against the main contractor referring party. Applied case law for a 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 (dispute valued in excess of £10m) and ensured a favourable decision where no further payment owing to the referring party was due.
- Involved in latter part of an adjudication on behalf of a referring party who had undertaken office refurbishment works under a JCT Design and Build 2016 contract in Central London and sought that practical completion had been achieved when the Employer had provided no such certification. Attended hearing between the parties, drafted surrejoinder and gained favourable result in being awarded practical completion and resulting relief of delay damages in excess of £1.3m.
- 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 submission of the responses, Lance had valued variations and actively engaged in preparing figures that ultimately formed the basis of the settlement.
- Assisted in the preparation of an adjudication referral disputing the contract administrator's final certificate for a residential property. Prepared narratives, collated supporting documentation, updated the main contractor's loss and expense claim and gained a favourable decision determining a practical completion date and final payment to the main contractor.

## Expert Appointments

- A dispute over the contractor's statement valued in excess of £5.4m under a JCT Standard Building Sub-Contract with sub-contractor's design 2011 for provision of an underground district heat network enabling works. Appointed as claim consultant in order to progress quantum claim. Reviewed 177 variations and formed loss and expense claims. Attained favourable settlement agreement in mediation where the mediator largely adopted points of principle and valuations forwarded by Lance.
- Assisted in production of an expert report setting out the position with respect to quantum relating to section 1(5) of the 1938 Leasehold Property Repairs Act to forfeit a lease of considerable commercial units adjoining a railway track. Carried out quantum work prior to the meeting between the parties' expert quantity surveyors involving assessment of landlord costs to repair present-day vs in 10 years' time. Worked in close coordination with other experts appointed by the client and requested necessary information that would be relied upon in the quantum expert work.
- Assisted in the preparation of an expert quantum report on behalf of a main contractor to assess its liabilities under the Construction Industry Scheme (CIS) to HMRC on payments made to subcontractors over the course of three years.
- 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).

## Training

- Lance participates in APC mock interview panels and provides assistance to Tudor Rose and external candidates in achieving chartered status with the RICS. Lance is also an APC doctor and provides Counsellor support.

## Contact Details

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