

# BERRYS

PROPERTY | BUSINESS | PLANNING

## Dispute Resolution



### JOHN RIVETT

BSc (Hons) MRICS

Chartered Surveyor

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### PROFILE

Whilst John's commercial property experience is wide and diverse, his caseload in recent years has been focused around providing expert advice in relation to dilapidations, building defects and building contract disputes. John has provided Single Joint Expert and Single Expert reports in relation to a range of dilapidation and defects cases for industrial, retail and office properties. In addition, John has experience in the provision of Expert Witness reports in relation to a number of JCT contract disputes and has provided witness of fact evidence at the High Court.

### EXPERTISE

#### Dilapidations

Considerable experience in the preparation, service and negotiation of commercial schedules of dilapidations acting for both landlords and tenants in central London offices, together with factories, shops and offices nationally.

#### Project Management

The preparation of detailed specifications of works, tendering, health and safety, construction contracts, payment certificates and quality control through to the completion of a refurbishment, new build or extension project.

#### Building Surveys

John undertakes a variety of building surveys, schedules of condition and planned maintenance surveys for all types of commercial and most residential properties.

### QUALIFICATIONS, TRAINING & PROFESSIONAL ASSOCIATIONS

First Class Honours degree in Land Management from De Montfort University and a Member of the Royal Institution of Chartered Surveyors since 2005.

Additional training undertaken includes Bond Solon Witness Familiarisation, Pre Action Protocol for Dilapidations, RICS Surveyors acting as experts and CPR 35.

### RECENT CASES

#### Dilapidations

- Complex case acting for tenant defending 1.35m dilapidations claim industrial Telford.
- Acting for Landlord. Preparation and service of 300k dilapidation claim. A1 + offices Fleet St London.
- Acting for Tenant. Complex dilapidations claim. Offices Ludgate Hill London
- Single Joint Expert. Dilapidations. Restaurant Wendover.
- Single Expert. Dilapidations. A1 offices Milton Keynes

#### Building works defects

- Single Expert. Window manufacture and installation defects. Northamptonshire hospital site. Representations at mediation
- Single Joint Expert. Building works defects and contract dispute regarding construction of detached office and storage building Northamptonshire.
- Single Expert. Remedial works to extensive parquet flooring. Northampton

#### Building defects

- Expert advice for charity under solicitor's instructions regarding building defects and remedial works Bray London

#### Building Contract disputes

- Single Joint Expert. JCT contract dispute, final account, additional works claims, inclement weather claim and build quality issues. Residential flats Oxford
- Single Joint Expert. JCT Minor Works contract dispute over quality of builders workmanship. Northamptonshire.