

CURRICULUM VITAE

NAME: Andrew Meirion Lewis
PROFESSION: Chartered Surveyor & Chartered Arbitrator
YEAR OF BIRTH: 1958
POSITION: Principal
NATIONALITY: British

ACADEMIC & PROFESSIONAL QUALIFICATIONS

- BSc in Urban Estate Management with commendation, Polytechnic of Wales 1980
- Post Graduate Diploma in Arbitration – College of Estate Management Reading University - 1992
- Fellow of the Royal Institution of Chartered Surveyors
- Fellow of the Chartered Institute of Arbitrators
- Accredited Mediator – ADR Group
- Accredited Mediator - CEDR

PROFESSIONAL BODY APPOINTMENTS

- Member of the Royal Institution of Chartered Surveyors President's Panel of Mediators
- Member of the Royal Institution of Chartered Surveyors President's Panel of Arbitrators.
- Member of the Royal Institution of Chartered Surveyors President's Panel of Independent Experts.
- Member of the Panel of Arbitrators of Chartered Institute of Arbitrators.
- Member of the Panel of Arbitrators of the National House Building Council (NHBC).
- Member of the Panel of Arbitrators of the Surveyors Arbitration Scheme maintained by the Chartered Institute of Arbitrators for complaints against surveyors.
- Member of the Law Society Panel of Surveyor Arbitrators

VOLUNTARY SERVICE APPOINTMENTS

- Honorary Surveyor to the Baptist Building Fund

EMPLOYMENT

July 1992	Principal of Bute Surveyors
July 1991	Partner at CRGP Bute UK
June 1990	Associate Partner at CRGP Bute UK, responsible for the establishment and development of Valuation Section in Cardiff in multidisciplinary practice.
February 1988	Regional Surveyor at Nationwide Anglia Estate Agents, Cardiff; responsible for South East Wales operation of Professional Services Division.
December 1983	Associate Partner at Meirion Lewis Chartered Surveyors and Estate Agents, Cardiff, responsible for development of Professional Services section of family practice.
February 1983	Property Services Agency, Cardiff; Professional Technical Officer, jointly responsible for management of government estate in Cardiff City Area.
August 1980	Mid Glamorgan County Council; Senior Valuer responsible for Highway Education and Social Services projects.
September 1979	Inland Revenue - District Valuer & Valuation Officer, Afan - Valuation Assistant.

EXPERIENCE

I have been in Practice for 30 years. During that time I have gained considerable experience of various types of property. In the early years, I was heavily involved in the residential property market, engaged in the sale and valuation/survey of properties throughout South Wales. Gradually, I developed business in the retail property sector and to a lesser extent in office and industrial sectors, particularly in suburban locations in South Wales. This involvement led to the development of expertise in valuation and rent reviews of commercial premises.

More recently I have specialized in medical premises, and associated uses, and now undertake a considerable number of valuations across Wales & the West Country. This particular area of work embraces the valuation of surgeries, pharmacies and retail premises, sometimes within the same development.

The geographical extent of my career extends from Fishguard in the West to Colchester in the East with limited instructions in Birmingham to the North and Truro to the South, although I undertake mediation/arbitration appointments throughout the UK.

Since my first professional appointment, I have always had an interest in dispute resolution. In early 1992, I successfully completed the College of Estate Management (Reading University) Post Graduate Diploma in Arbitration. Later I qualified as a Chartered Arbitrator. In 1999 I trained as an Accredited Mediator with CEDR, and became a Registered Mediator in 2000 with CEDR. I became an Accredited Mediator with ADR Group in 2004.

My Arbitration and Mediation experience has been centered on property related disputes. These have included professional negligence claims against architects, engineers, surveyors etc; coal mining subsidence claims; rent reviews; land compensation claims; building contract disputes; quality of building work disputes; boundary disputes; dilapidations claims; financial services company disputes concerning premises; and complaints of malpractice against surveyors/estate agents. The amounts in dispute have ranged from £1,500 to in excess of £800,000; with rental disputes up to £250,000 per annum.

I have published twenty two arbitration awards and been appointed as arbitrator on a further 110 occasions. I have acted as mediator or assistant mediator on 15 occasions.

In addition I have been an Expert Witness before both Arbitrators and the Courts relating to commercial property matters, and have given expert evidence before the Leasehold Valuation Tribunal for Wales on a number of occasions.

Between 1997 and 2001 I served upon the National Compulsory Purchase and Compensation Panel of the Royal Institution of Chartered Surveyors. My Practice is one of the specialist firms dealing with compensation claims in South Wales, representing local authorities, registered social landlords, limited companies, and individual claimants. I have defended claims for and on behalf of developers, where they enter into indemnity contracts with local authorities. I have advised on compulsory purchase of individual houses, business premises, negotiating the acquisition price and disturbance elements. I have also considerable experience of negotiating injurious affection claims under the provisions of the Land Compensation Acts.

During 2004 I acted as lead consultant in successfully defending an action involving over 100 land compensation claims at the Lands Tribunal. Between 2005 and 2010 I was retained as a consultant by a local authority to initially advise and negotiate the settlement of a multimillion pound land compensation claim. I consulted with other professionals within the compensating authority, and instructed an external team of consultants on behalf of the council, including architects, quantity surveyors, and highway engineers. I prepared an expert report

which was exchanged in readiness for the Lands Tribunal hearing. The claim was settled at around half the initial claim two months prior to the hearing. I have also been appointed as arbitrator involving a dispute concerning the value of houses sold to a local authority for the redevelopment of the site under threat of compulsory purchase powers.

In addition I have gained experience of project management. This has included the development of a surgery/pharmacy/community facility in South West England of around 1,000 square metres, a community building owner occupied by a deaf club of around 500 square metres; a Baptist Church of around 1,100 square metres; and approximately 50 houses for a housing association.