

Simon Russett MSc CEng FCIBSE FIET

DIRECTOR

LONDON, UK

VERTICAL TRANSPORTATION (VT) TECHNICAL EXPERT

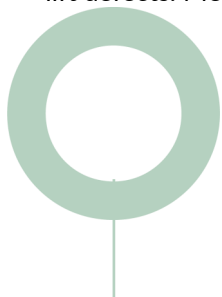
- European Engineer and Chartered Engineer with over 38 years of experience since 1986 in the VT and construction industry.
- Founded the Hoare Lea VT Group in 2002.
- Holds a Master of Science post graduate degree in Lift Engineering from Northampton University.
- Chartered Engineer.
- Fellow of the Chartered Institute of Building Services Engineers (CIBSE)
- Fellow of the Institute of Engineering & Technology (IET).
- Member of the British Council for Offices (BCO)
- Member of the Council for Tall Buildings & Urban Habitat (CTBUH).
- Instructed to provide expert advice in VT disputes.
- Prepared advisory reports CPR 35 ready.
- Involved with mediation and arbitration.
- Attended court proceedings to provide evidence and cross examination.

I served a technical apprenticeship with an international lift company in the late 1980's and since 1991 I have been a Consulting Engineer. Since founding the group in 2002 I have had the opportunity to work on many interesting projects with some of the best engineers in the industry. I have contributed and authored sections for both CIBSE Guide D – Transportation Systems in Buildings and BCO Guide to Specification of offices, as well as publishing numerous articles on VT technology.

The VT design for any project is probably one of the most important aspects of the internal planning process. Core space is precious and any unnecessary increase in core size has cost implications. Providing specialist expertise in all aspects of lift and escalator design for all building types and sectors, from concept to completion, enables clients to achieve clear site wide and integrated VT strategies.

RECENT INSTRUCTIONS

- **Taylor Wessing:** Sports stadium acting for claimant on incorrect selection of lifts. Adjudication in favour of claimant.
- **Pinsent Mason:** Hotel project acting for defendant on alleged lift defects. Mediation in favour of defendant.
- **MacFarlanes:** Retail project acting for claimant on lift performance issues. CPR35 experts agreement in favour of claimant.
- **Michelmores :** Healthcare project acting for claimant with alleged lift defects and longevity issues. Mediation agreed works to rectify.
- **Pinsent Mason:** Student accommodation project acting for claimant on lift defects. Mediation in favour of claimant.



38 YEARS EXPERIENCE

QUALIFICATIONS & MEMBERSHIPS

European Engineer 2013
MSc Lift Engineering 2008
CEng 2008
FCIBSE 2008
FIET 2008
Member BCO 1998
Member CTBUH 2012

ENGINEERING SYSTEMS EXPERTISE

Vertical transportation design including:

Pass/Goods Lifts	Platform Lifts
Escalators	Incline Lifts
Moving Walks	Lorry Lifts

SECTORS

Offices	Transport
Residential	Industrial
Education	Healthcare
Retail	Leisure
Sport	Hotel

REGIONAL EXPERIENCE

United Kingdom
Europe
Middle East
USA

+44 (0)7789 171 019
+44 (0)203 668 7111
simonrussett@hoarelea.com
www.hoarelea.com/specialism/
expert-witness/



Simon Russett

DIRECTOR

Dispute resolution.

Example projects for which I have provided expert advice:

SECTOR	PROJECT	ISSUE IN DISPUTE	INSTRUCTING SOLICITOR
Sports	Stadium , West London	Disabled and less able access lifts to the stadium exterior were not provided in accordance with the Development Agreement. I completed numerous site visits and prepared expert reports for adjudication, which found that the contractor was in breach of its obligation to design using reasonable skill and care and adjudication to completely replace 3 lifts.	Taylor Wessing
Hotel	5 Star, Central London	Lifts procured and installed under a D&B contract, where it was claimed the lifts did not conform to correct codes. I undertook various site visits, reports were prepared and mediation meetings attended, that determined the lifts were in full compliance with applicable codes at date of design, installation and commissioning. Claimants case collapsed, no additional works required.	Pinsent Mason
Healthcare	Hospital, Cambridge	Hospital lifts procured under a PFI agreement. I investigated defects and poor reliability that were report with lifts immediately on completion. Determined that the lifts were not in full accordance with HTM guidelines and defects were apparent. Recommended that defects on the lifts were completed and HTM upgrades undertaken.	Michelmores
Residential	Student, Nottingham	I acted for the developer/owner to undertake site visits and reports, that determined the installed lifts were not in accordance with the development agreement. Mediation resulted in agreement that substantial works were required to upgrade the lifts to provide the performance and resilience required.	Pinsent Mason
Retail	DIY store, SW London.	New store concept in London for well-known DIY company with a trading floor above two levels of car park. I investigated reported faults with all the lifts and determined that the installed systems were not in compliance with applicable codes, defective and a safety hazard. All 4 large passenger lifts were reverted to goods carrying only, until these lifts and the 3 lorry lifts could be removed on a rolling programme and completely replaced with compliant lifts.	MacFarlanes
Retail	Showroom, SW London	Showroom in Fulham with a circular glass hydraulically-driven lift with an under-floor door operator. Investigated report faults with lift, which had failed on many occasions after completion. I determined that the faults were attributable to equipment selection and poor installation. These failures trapped passengers and caused business interruption. The findings of my report were implemented, and the lift went onto provide acceptable service.	DLA Piper



Simon Russett

DIRECTOR

Dispute resolution.

Example projects for which I have provided expert advice:

SECTOR	PROJECT	ISSUE IN DISPUTE	INSTRUCTING SOLICITOR
Workplace	Office, Piccadilly, London	Acted on behalf of the defendant regarding a claim for significant repairs following expiration of the lease agreement. Case went to court, where I presented evidence and was cross examined.	CMS Cameron McKenna Nabarro Olswang LLP
Residential	Knightsbridge, London	Working on behalf of the contractor in a significant multi million pound dwelling, I undertook inspections and site meetings to determine the condition and status of the refurbished lift. The client's brief required verification to confirm the works undertaken had in fact achieved the contracted requirements. I prepared reports advising of defects and proposed rectification works, which were undertaken.	Contractor
Leisure	Science Centre, Glasgow	The project was designed with a rack and pinion hoist that was converted to normal passenger carrying use, with features such as power operated doors. The unit failed on numerous occasions and the problems associated with failure were inspected. I prepared numerous reports and attended various hearings to resolve the case.	Client
Leisure	Nautical, Bristol	The upper deck of this well known attraction was provided with a platform lift to enable wheelchair users to gain access to the weather deck. The platform failed in operation and I found that it excluded essential safety devices that would have prevented failure. Reports were provided which resulted in the removal and replacement with a more appropriately robust unit.	Client
Residential	Hampstead, London	The inspection of the passenger lifts installed under a design and build contract. The findings of my inspection confirmed that the lifts were not designed or installed in compliance with codes and standards, applicable at that time. The outcome was remedial works to enable conformance certificates to be issued by the installing contractor.	Client
Residential	London	Platform lift for elderly user in a large private residence serving three floors. I investigated noisy lift operation and prepared advisory report identifying recommendations to resolve technical problems, which were implemented.	Client



Simon Russett

DIRECTOR

Dispute resolution.

Example projects for which I have provided expert advice:

SECTOR	PROJECT	ISSUE IN DISPUTE	INSTRUCTING SOLICITOR
Retail	Guernsey	This retail development was a Design and Build contract that changed the main atria lift service from bespoke glass to standard glass cars. My inspections determined that the installed equipment did not comply with the project specifications and much of the shaft equipment was an eyesore. I assisted the client to come to a technical and financial settlement that both achieved most of their aspirations and compensated them where it did not.	Client
Education	Plymouth	The college was procured through a design and build contract, where the contractor was responsible for procuring the passenger lifts. The primary unit was designated for student use and located central to the building. The unit procured was hydraulically driven, which resulted in numerous failures, due to its intensive use. I advised that the unit was not suitable for a college application, which resulted in its complete removal and replacement with a machine room less, electric traction lift. All costs were met by the design and build contractor.	Client
Hospital	Plymouth	Site survey to investigate ongoing problems with reliability of the lifts serving a critical care unit. My investigation identified numerous installation and operational defects. An action plan was implemented to ensure installation defects were rectified and the software parameters adjusted to improve the operating characteristics and improve reliability.	Client
Retail	Wandsworth	The installation of the lifts and escalators had been seriously delayed by inaccurate information that resulted in the shaft dimensions being different from the approved installation drawings. This resulted in a claim from the installing contractor requesting an extension of time that would delay project completion. I acted for the Main Contractor and mediated over technical solutions that would enable the constructed shafts to be used, additional costs were reduced and delays kept to a minimum.	Client



Simon Russett

DIRECTOR

Project experience.

I provide examples below of project design and delivery experience:

SECTOR	PROJECT
Residential	The Landmark Pinnacle, London. This project in London's tallest residential tower in the UK, standing at 75 storeys and one of the tallest in
Workplace	125 Old Broad Street, London Repositioning of an existing tower to provide 30 levels of office accommodation. 21 lifts serve the building, ranging from 2.5m/s to 7m/s .
Workplace	Tower, Paris 45 level office tower acquired by client, which requires all the lifts to be modernised on a rolling programme.
Workplace	99 Bishopsgate, London Modernisation of all existing 17 lifts over a 3 year period, whilst building in full occupation, with speeds ranging between 1.6m/s and 6m/s.
Workplace & Residential	Bishopsgate Goodsynd, London. The development includes 130,000sq.m of new build offices, with 3 towers ranging in stories from 12, 22 and 34, with world class architects. Circa 150 lifts are required site wide, ranging from 1m/s to 8m/s.
Residential	Pan Peninsula Towers, London The UK's first 50 level residential tower, with an adjacent 40 level tower. 18 site wide lifts were provided ranging between 2m/s and 6m/s.
Workplace	Tower, Paris 36 level office tower acquired by client, which requires lifts to be upgraded or modernised on a rolling programme.
Stadium	Ahmad bin Ali Stadium, Qatar This stadium stands proudly in Umm Al Afaei- one of Qatar's most historic cities and home to the famous Al Rayyan SC.
Hotel	The Savoy Hotel, London Five year ambitious refurbishment of the iconic 5 star central London world famous hotel.
Workplace	The Shard, London Tallest building in the UK at 309m, with 72 floors. Developed VT strategies for commercial office tenant. 12 double deck lifts between 3m/s and 6m/s.





Simon Russett

DIRECTOR

Project experience.

I provide examples below of project design and delivery experience:

SECTOR	PROJECT
Workplace	Plumtree Court, London. New 1M sq.ft European headquarters for Goldman Sachs.
Workplace	One New Change, London. One New Change is a major office and retail development in the City of London. It comprises 560,000 square feet (52,000 m ²) of floor space, including 220,000 square feet (20,000 m ²) of retail space and 330,000 square feet (31,000 m ²) of office space and is the only large shopping centre in the City of London
Workplace	IQL, Stratford Plots S3, S4 and S9 World-class workspaces with sustainability, innovation and collaboration at their core. Where research and education meet culture and creativity to foster new opportunities and open minds. Surrounded by rolling green parks, sprawling views and restaurants, bars, and transport links to rival the inner city.
Stadium	Hazza Bin Zayed Stadium, Al Ain. The Stadium is an iconic state-of-the-art, technologically advanced athletic venue, constructed in accordance with the requirements of the International Federation of Association Football.
Healthcare	Alder Hey Childrens Hospital, Liverpool World famous new state of the art children's hospital in Liverpool.
Healthcare	Queen Elizabeth II Birmingham This is a major, 1,215 bed, tertiary NHS and military hospital in the Edgbaston area of Birmingham, situated very close to the University of Birmingham. The hospital, which cost £545 million to construct, opened on 16 June 2010 .
Retail	Oxford Westgate Westgate Oxford is home to prestigious global brands, eclectic restaurants and cafes, leisure and sophisticated rooftop bars and dining .
Residential	1 Blackfriars London. This project sits close to the Thames and provides 52 levels over 166m. VT is provided by 15 site wide lifts at rated speeds of between 2m/s and 5m/s.
Mixed Use	Earls Court Development, London London's largest regeneration project that will provide circa 8000 homes, 120,000 sq.m of offices space and many other services and amenities. Buildings range in height from 5 levels to 56 levels and require circa 250 site wide lifts at rated speeds between 1.6m/s and 7m/s.

