

Tim Haynes, LLB (Hons), BSc (Hons), MCIOB

Managing Director

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Background

Tim is an experienced business leader, expert, and contract and claims advisor in the construction and engineering industry. Tim has been cross-examined, in arbitration, on both delay and quantum issues.

Tim has been appointed by private and public-sector clients, developers, contractors, sub-contractors, suppliers, and consultants to work on a wide variety of projects. His experience ranges across sectors including residential, infrastructure, health, power, rail, and petrochemical in the UK, Europe, Middle East, and Asia.

Education

- **Construction Management, BSc (Hons):** University College London (1987)
- **Bachelor of Laws, LLB (Hons):** University of Westminster(1993)

Professional Memberships

- **Member:** Chartered Institute of Building (CIOB)

Geographies

- **APAC**
- **Middle East**
- **UK and Europe**

Sectors

- **Buildings**
- **Energy**
- **Infrastructure**
- **Oil and Gas**

Expert Appointments

Buildings

Substantial Manufacturing Facility, United Kingdom

Quantum expert on substantial manufacturing facility. Instructed by solicitor representing the owner.

National Stadium, United Kingdom
Project management expert. Instructed by solicitor representing the project manager.

Hotels, United Kingdom
Quantum expert for two UK hotel projects associated with late, varied, and defective works. Instructed by solicitor representing the contractor.

High-Rise Residential, United Kingdom
Quantum expert for high-rise residential project with significant defective works. Instructed by solicitor representing the contractor/developer.

Commonwealth Games Housing Project, United Kingdom
Construction expert on substantial housing project associated with the commonwealth games. Instructed by in-house solicitor representing the contractor.

Multi-Party Personal Injury Matter, United Kingdom
Project/construction management expert on multi-party personal injury litigation. Instructed by solicitor representing the consultants.

Multi-Level Residential Building, United Kingdom
Construction management expert on a multi-level, residential new build project. Instructed by solicitor representing the developer.

NHS Facilities Management Portfolio, United Kingdom
Quantum expert for service provider on multiple NHS facilities. Instructed by in-house solicitor representing the contractor.

PFI Schools' Projects, United Kingdom
Quantum expert on PFI schools' projects relating to defective fire protection works. Instructed by solicitor representing the operator.

Hospital with Defective Cladding, United Kingdom
Quantum expert on PFI hospital project relating to defective cladding. Instructed by solicitor representing the operator.

Residential Project, London, United Kingdom
Quantum expert for a London residential project. Instructed by solicitor representing the operator.

Professional Indemnity Claim on National Marine Museum, United Kingdom
Construction management expert for a PI claim on a national marine museum. Instructed by solicitor representing the engineer.

Residential Development, United Kingdom
Quantum expert for a residential development with significant defective and incomplete works.

Insurance Claim Following a Fire Loss, United Kingdom
Expert witness for a dispute concerning duties of a project manager in relation to an insurance claim following fire damage.

Substantial Franchise Investment, United Kingdom
Expert witness for a dispute relating to duties and responsibilities of a project manager on a substantial franchise investment.

Major Refurbishment Project, United Kingdom
Assisted an expert witness in litigation relating to quantum issues in a dispute between a hotel owner and contractor concerning a major refurbishment project in central London.

Prison Development, United Kingdom
Assisted a quantum expert witness on a multi-million-pound prison development.

Office Development, United Kingdom
Assisted a quantum expert on a GBP£45 million office development.

Property Portfolio, United Kingdom
Assisted a quantum expert on a stock condition survey over a substantial property portfolio.

Energy

Power Plant, Taiwan
Quantum expert for Taiwan power plant dispute. Instructed by solicitor representing consortium partner.

Power Plant, Indonesia
Quantum and delay expert for Indonesia power plant dispute. Instructed by solicitor representing principal contractor.

Waste to Energy Plant, United Kingdom
Quantum expert on UK waste to energy plant. Instructed by solicitor representing the electrical subcontractor.

Infrastructure

Metro Project, Middle East
Quantum expert on metro project in the Middle East. Instructed by solicitor representing the engineer.

Major Water Infrastructure Project, Middle East
Quantum expert on major water infrastructure project in the Middle East. Instructed by solicitor representing the contractor.

Claims and Procurement Management Services

Buildings

Residential and Commercial Development, London, United Kingdom
Claims advisor to developer on substantial central London residential and commercial development.

Office Development, London, United Kingdom
Prepared claim documentation for contractor, including delay analysis, on a city office development.

Defence Project, United Kingdom
Advisor to client team on delay issues for a substantial defence project.

Hospital Development, United Kingdom
Prepared claim documentation, including delay analysis, for a major contractor on a substantial hospital development.

Represented Client in Mediation, United Kingdom
Represented a client's interest in mediation and carried out a comprehensive analysis and review of risks in litigation.

Public Sector Project, United Kingdom
Prepared a client's case for mediation involving claims against a mechanical and electrical consultant on three projects in the public sector.

Housing Schemes, United Kingdom
Provided advice to banks and businesses relating to the reported costs to complete numerous housing schemes throughout the UK.

Housing Projects, United Kingdom
Reviewed, on behalf of lender, the contractual status of new build and renovation projects undertaken by a housing developer throughout the UK.

Retirement Homes Development, United Kingdom
Reviewed retirement homes development portfolio to establish the viability of numerous projects throughout the UK.

Office Redevelopment and Manufacturing Plant, United Kingdom
Appointed as project manager for redevelopment of offices and a manufacturing plant destroyed by fire.

Grade I Listed Residential Building, London, United Kingdom
Appointed as project manager for the refurbishment of a Grade 1 listed residential building in central London.

Multi-Disciplinary Consultant Framework, United Kingdom
Procured, on behalf of client, a multi-discipline framework consultant portfolio and drafted framework agreement.

Framework Agreement and Procurement Framework for Major Publishing Group, United Kingdom
Drafted framework agreement and procured framework contractor for major publishing group on projects throughout the UK.

Framework Agreement for Property Company, United Kingdom
Drafted framework agreement for a property company.

Project Monitoring for Major Arts Funder, United Kingdom
Acted as Project Monitor for major arts-funded projects.

Professional Consultant Conditions of Engagement for Government, United Kingdom
Drafted conditions of engagement for consultants to be used throughout the Government.

Procurement Code for Government Department, United Kingdom
Drafted a procurement code for a major government department.

Contract Auditor for Public Authority, United Kingdom
Acted as contract auditor for a public authority on six construction projects.

Tender Documents for Housing Redevelopment, United Kingdom
Prepared construction management tender documentation for a housing redevelopment.

Infrastructure

Mega Infrastructure Project, London, United Kingdom
Client claims advisor on mega infrastructure project in London.

Airport Project, Middle East
Strategic claims advisor and team lead on an airport project in the Middle East.

Metro Project, Middle East
Strategic claims advisor and team manager on a metro project in the Middle East.

Infrastructure Dispute, United Arab Emirates
Managed claims team on a substantial infrastructure dispute in the UAE.

Rail Infrastructure Project, United Kingdom
Commercial advice in connection with disputes arising on a UK rail infrastructure project.

Network Rail, United Kingdom
Provided network rail with commercial advice on major switch and signaling replacement projects throughout the UK.

Network Rail, United Kingdom
Advisor to network rail on the evaluation, negotiation, and determination of a bridge project contracted on the NEC form of contract.

Design Consultants Procurement for Urban Regeneration Scheme, United Kingdom
Prepared tender documentation and managed the procurement process for a design team on an urban regeneration scheme.

Oil and Gas

Contractor Procurement for LNG Receiving Terminal, United Kingdom
Assisted with the preparation of contract documents and invitation to bid documents for various works packages for the procurement of contractors to construct an LNG receiving terminal.

Professional Experience

- **Rimkus (Formerly Capital Consulting International, CCi)** **2023 – Present**
  - Managing Director
- **Ridge and Partners** **2019 – 2023**
  - Partner
- **HKA** **2018 – 2019**
  - Partner
- **Bechtel** **2017 – 2017**
  - Global Head of Claims
- **FTI Consulting (Formerly Brewer Consulting)** **1997 – 2017**
  - Partner
- **James R Knowles** **1991 – 1997**
  - Regional Director
- **Schal International** **1989 – 1991**
  - Project/Construction Manager
- **James R Knowles** **1987 – 1989**
  - Project/Construction Manager