

Roger de Boehmler, BSc, FRICS, FIWFM

Director, Technical – Head of Building Surveying Services

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Background

Roger has over 40 years of experience as a chartered building surveyor and strategic facilities management consultant. He is a building fabric expert witness for all types of built assets within most industry sectors.

Roger has extensive experience in building defect pathology investigation. He has prepared complex technical reports for negotiation and submission in court proceedings and for expert evidence in adjudication and arbitration hearings. He has attended expert meetings, given evidence at mediations, and briefed legal teams on available options and remedial works.

He advises and acts for either client or contractor on any scale of construction-related technical dispute or insurance claim. He has managed large multi-skilled inspection teams with surveyors, engineers, and other specialists. He can design digital survey systems for mobiles to deliver consistent data quality using large inspection teams.

Roger is an expert in the technical appraisal of all forms of building or estate for due diligence reporting on asset acquisition. He has provided development monitoring on large construction projects on behalf of funds.

He is an industry expert on systems for planned maintenance, facilities management, and asset data management. Between 2005 and 2007, he was an FM expert member of the CEN Technical Committee 348. This Committee was commissioned by CEN, the European Committee for Standardisation (Normalisation), to set FM work procurement standards for Europe. CEN operates alongside the International Standards Organisation (ISO) and the British Standards Institution (BSI).

Roger has over 25 years of experience at Partner or Director level in international property firms and has worked in the UK, Europe, US, Asia, Australia, and Dubai, including 5 years working from Hong Kong.

Roger's sector experience covers corporate real estate/offices, central and local government, private residential and public housing, healthcare, military, retail and banking, data centres, logistics and industrial, higher and further education, telecom and postal, railway and airports, museums and historic buildings.

Education and Certifications

- **Building Surveying, BSc:** De Montfort University, Leicester UK (1978)

Professional Memberships

- **Fellow:** Royal Institution of Chartered Surveyors, Building Surveying Division (FRICS)
- **Fellow:** Institute of Workplace & Facilities Management (FIWFM)

Continuing Education

- **Bond Solon Training:** Excellence in Written Evidence Programme (September 2022)
- **Cardiff University & Bond Solon:** Expert Witness Certificate (underway throughout 2025)

Geographies

- UK
- Europe
- United States
- Hong Kong
- Australia
- Dubai

Sectors

- Buildings
- Digital and Technology
- Infrastructure
- Industrial and Manufacturing

Expert Witness Experience

Buildings

Residential

Multiple Medium-Rise Residential Blocks, South England, UK - National Housing Association Client
Expert Witness Reports. This ongoing commission features multiple medium-rise residential apartment blocks, mostly completed 10 years ago, where the membrane roofing or systems have failed. Featuring a Design and Build (D&B) contractor that used low-budget roofing and cladding systems that have failed. Arranged fabric opening-up investigations and compiled multiple Expert Witness reports.

Conversion of Grade-1 Listed Estate House, England, UK – Private Individual Client

Top quality apartment conversion work started to be damaged by rainwater penetration through the roof leadwork and parapet stonework. The management company has spent 20 years attempting remedial works that have been unsuccessful. Acting on behalf of a leaseholder, compiled Expert Witness report for enforcement of County Court proceedings.

Apartment Block, Horsham, UK – Corporate Owner-Investor Client

Expert Witness Report. The project is a medium-rise residential apartment block completed 8 years before, and the proprietary render system failed. Completed intrusive opening-up investigations and compiled an Expert Witness report on the timber-framed building. Outcome: Original D&B contractor agreed to total renewal of the cladding system.

Public Housing Estate, Greater London, UK – Main Contractor Client

Expert Witness Report. External refurbishment of multiple residential blocks of medium-rise and high-rise towers completed 10 years before involved proprietary render system that has deteriorated. Instructed to

arrange opening-up investigations and to compile an Expert Witness report on behalf of the main contractor. Successfully defended the contractor's position and proved that all defects arose from vandalism or lack of adequate maintenance by the Local Authority.

Private Apartment Blocks, Europe – Developer Consortium Client

Defects Investigations and Expert Witness Report. Timber-framed windows have extensive fungal decay in blocks of high-quality, medium-rise flats. Initial claim value was EUR€65 million. Multiple sources of damp penetration, including roofs, balconies, and cladding. Inadequate design, supervision, and workmanship issues. Instructed on fabric opening-up statistical sampling investigations, materials testing, and compiled Expert Witness report for litigation. Outcome: Ongoing advice over 3 years involving multiple experts acting for multiple parties to the litigation.

Private Care Home Apartment Blocks, UK – Occupier Management Company Client

Defects Investigations and Expert Witness Report. Leaking traditional slate roofs in blocks of high-quality, medium-rise flats subject to major building defect insurance claim. Expert Witness report submitted for live litigation case. Outcome: National defects insurer agreed to meet full cost of re-roofing project.

Public Housing Estate, UK – National Housing Association Client

Defects Investigations, Expert Witness Reports, and Remedial Works Advice. Condensation and mould defects to entire low-rise housing estate. Modern timber-framed estate with condensation defects due to inadequate cold roof ventilation design and use of pitched membrane roofing. Investigation included fabric opening-up and thermography calculations. GBP£500 thousand repair works needed. Compiled Expert Witness Reports for litigation with contractor. Outcome: D&B contractor agreed to implement all required remedial works.

Private Care Home Apartment Blocks, UK – Facilities Management Contractor Client

FM Expert Witness Report regarding a PFI FM Contract and the parties' liability for managing fire risk assessments and fire safety generally. This new care home experienced a fire that totally destroyed the building without any loss of life. Expert Witness report was submitted for this criminal litigation case in early 2025. Outcome: The Court dismissed the case against the client and agreed that there was no liability for fire safety under their defined role within the PFI Contract.

Public Housing Blocks, UK – London Borough Client

Defects Survey and Expert Witness Report. High-performance composite pivot windows began to fall out of frames within the defects period in five blocks of medium-rise flats. Instructed to compile Expert Witness report for litigation with D&B contractor. Inadequate design and poor install workmanship required the complete renewal of most windows. Reported on scale and cause of GBP£2 million reinstatement works needed. Outcome: Contractors agreed to meet full cost of remedial works.

Stratford Olympic Village Blocks, UK – Central Government Client

Defect Surveys and Expert Witness Report. Residential neighborhood development with 2,818 homes and various community and retail units involving 10 main block general contractors. General defects were occurring mainly to windows and podium decks due to installation and fabrication issues. Reported on scale and cause of GBP£4 million initial repair works needed to windows alone. Outcome: Negotiations ongoing due to multiple contractors and complex project team structures.

Commercial

Central London Self-Storage Building, UK – Investment Fund Client

Defects Survey and Expert Witness Report. New high-rise storage development by D&B contractor had suffered substantial basement tanking leaks, podium deck leaks, and drainage issues. Compiled Expert

Witness report with Quantum team input on claim costs advice to counsel. Outcome: D&B contractor went into administration and negotiations continue with their insurer.

Training Centre Building, UK – National Contractor Client

Defects Inspection and Expert Witness advice. New build, large single-storey building with sloping green roof designed by D&B contractor had leaks. Roof opening-up investigations and advisory report that independently assessed industry standards for green roof installations. Outcome: Live negotiations ongoing.

Sheffield Office Tower Blocks, UK – National Contractor Client

Defects Inspection and Expert Witness Report. Refurbished high-rise office development by D&B contractor had entered into a dispute with the developer over quality standards required by investment fund clients. Compiled Expert Witness report that independently assessed industry standards, particularly to external paint finishes. Outcome: Contractor agreed to minor isolated repairs instead of comprehensive remedial works.

Maidstone Office Block, UK – Investment Fund Client

Defects Investigation and Expert Witness Report. Speculative low-rise office development by D&B contractor that was monitored by a national surveying firm started to exhibit mainly brick cladding fenestration and interior finish defects. Compiled Expert Witness report that included thermal imaging and borescope investigations. Outcome: D&B contractor agreed to remedial works, including rebuilding external brick cladding and fund monitoring surveyors returned their project monitoring fees.

Haverhill Office Block, UK – Financial Occupier Client

Defects Survey and Expert Witness Report. Medium-rise provincial office block experienced widespread failed raised flooring system (PI boarding system). Compiled Expert Witness report including borescope investigations, for litigation with raised flooring system supplier and installer. Outcome: Raised floor system supplier agreed to pay cost of new pedestal flooring system.

Industrial and Infrastructure

Data Centre Building in Asia – Specialist Business Insurer Client

Inspection of fire damage claim and provision of Expert Witness reports on the various building fabric elements, including raised flooring systems and partitioning. Ongoing advice in relation remedial work proposals by claimant during the course of the multi-million-dollar fire reinstatement project.

London Regional Sorting Office, UK – Owner Occupier Client

Expert Witness and Testing Report. Large industrial building refurbishment included renewal of all high-performance windows and cladding fenestration system by an international window supplier. Rainwater leak and distortion defects occurred to aluminum-framed window system due to fabrication and design defects. Reported to legal team on scale and cause of GBP£3 million remedial works needed. Witnessed and reported of full-scale rig testing at BSI Hemel Hempstead laboratory facilities for both original and new window designs. Outcome: Window supplier agreed to remedy the defects at their cost, including client fees incurred.

London Underground Jubilee and Heathrow Line Projects, UK – UK Government Funded Client

5000+ Relevant Defect Condition Surveys. These large infrastructure projects required expertly compiled defect surveys in anticipation of legal action by adjoining owners and were designed to mitigate potential claim costs. Designed and managed a digital inspection and reporting system using mobiles for a team of 35 surveyors. Outcome: Repair and litigation claim costs on the project were significantly reduced or avoided.

Pet Food Factory, UK – US Investment Fund Client

Defects Investigation and Due Diligence Report. Risk assessment and due diligence on a very large factory complex as part of a European portfolio acquisition. Drainage treatment risks were investigated. Working

with legal team in assessment of potential environmental risks and costs and then guiding negotiation terms. Outcome: Portfolio acquisition proceeded with the benefit of clarity on the future risks and costs.

Education

London Private School, UK – Roofing Contractor Client

Expert Witness Report for dispute negotiations. Large claim for remedial works on a D&B project involving waterproof overcoating an existing flat roof. Instructed by roofing contractor to compile advisory report for potential litigation. Inadequate design specification and consequential technical advisor misunderstandings gave rise to claimed defects. Outcome: Live negotiations ongoing.

Regional College, UK – Main Contractor Client

Expert Witness Report for Adjudication. Large claim for remedial works on a D&B project involving external coating systems, podium decking finishes, and retaining wall structures. Instructed by D&B contractor to compile EW report for adjudication. Inadequate design briefing and poor maintenance gave rise to claimed defects. Outcome: Adjudicator agreed with my report and so contractor not liable for any remedial works.

Leisure

Mayfair Hotel, UK – International Contractor Client

Expert advice on mould to building fabric following widespread flooding and mechanical system leaks. Multi-million GBP refurbishment project involving medium-rise structure with Listed status. Instructed to compile advisory report for specialist contractor to confirm their approach to remedial works to finishes after flooding. Outcome: Contractor followed guidance on strip out and drying out methods to mitigate risk of mould.

North London Hotel, UK – D&B Contractor Client

Expert Witness damp investigation and scheduling report. High-rise new build D&B hotel project suffered roof flooding close to completion and large amounts of mould-related defects to finishes. Instructed to compile expert report for D&B contractor to convey and confirm their approach to remedial works following flooding. Outcome: Funding body agreed our recommendation so potential remedial works costs were significantly reduced for our client.

Professional Experience

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| • Rimkus (Formerly Capital Consulting International, CCI) | 2021 – Present |
| • Director, Technical – Head of Building Surveying Services | |
| • Knight Frank LLP, Partnership | 2015 – 2020 |
| • Partner in London HQ Building Surveying Department | |
| • Ingleton Wood LLP and Pellings LLP, Partnerships | 2013 – 2015 |
| • Head of Building Surveying and Senior Associate | |
| • Open Standards Consortium for Real Estate Ltd (OSCRE standards body) | 2004 – 2008 |
| • Director General (CEO) | |
| • GVA Grimley Partnership (now Avison Young) | 1987 – 2003 |
| • International Partner in Building Surveying Team & Founder of GVA Software Business Line | |

Publications

- Lead Author of “**Strategic Plan for the COBRA Alliance**” (2013), an industry-wide occupancy cost benchmarking alliance paper agreed by a Steering Group of UK industry institutions and leading experts, including the RICS and the Government Property Unit of the Cabinet.