Joanne Williams, MSc, BA(Hons), DipArch, ARB, RIBA, MCIArb

Director, Technical

2nd Floor, Building N7, CBTC
Euxton Lane, Chorley, PR7 6TE, UK



+44 7570 772576

ExpertWitness@rimkus.com

Background

Joanne is an ARB registered Chartered Architect with more than 30 years of experience in the construction industry as a designer, technical lead, and project delivery manager across a broad range of building types, including residential, education, healthcare, leisure, and industrial sectors. She has a master's degree in Construction Law and Dispute Resolution and has been undertaking expert witness work for more than 10 years.

Joanne acts as an Expert Witness writing reports in the fields of architecture and construction, including construction defects, professional negligence, design copyright issues, and contract disputes. She also undertakes technical advisory reports in construction insurance-related matters and provides construction advice and contract troubleshooting.

Joanne also writes accommodation reports for people who have incurred personal injury.

Joanne provides dispute resolution assistance, advice, and expertise, including CPR35-compliant reports for court purposes and reports for adjudication and arbitration. She takes part in adjudications, mediations, settlement negotiations, and expert discussions. Joanne is regularly instructed on behalf of claimants and defendants and on a single joint expert basis.

Joanne has extensive knowledge and understanding of JCT forms of contract including Standard and Design and Build versions and experience of NEC contracts.

Education and Certifications

- **Construction Law and Dispute Resolution, MSc:** UCLAN
- **Architecture, Professional Practice PGDip (RIBA Part III):** Manchester Metropolitan University
- **Architecture, DipArch (RIBA Part II):** Manchester Metropolitan University
- **Architecture and Environmental Design, BA (Hons) (RIBA Part I):** University of Nottingham
- **Expert Witness Certificate:** Cardiff University/Bond Solon (CUBS)

Professional Memberships

- **Registered Architect** (ARB)
- **Chartered Member:** Royal Institute of British Architects (RIBA)
- **Member:** Chartered Institute of Arbitrators (MCIArb)
- **Member:** Society of Construction Law (SCL)

Geographies

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

Sectors

- **Buildings (including residential, commercial, industrial, leisure, healthcare, and educational)**

Expert Witness Experience

Buildings

Residential Buildings, United Kingdom
Currently providing expert advice and reports on several ongoing matters related to fire safety in residential and other high-rise and mid-rise buildings, covering issues related to design, specification, and construction. She is instructed in these matters on behalf of building owners, designers, developers, and contractors. Issues being addressed in these instructions include reviews of statutory compliance and compliance with advice and guidance regarding pre- and post-Grenfell developments, including compliance with the building regulations and the Defective Premises Act 1972; compartmentation, fire stopping, cavity barriers, concealed and extensive cavities, design, specification, and installation; cladding, insulation, and other external wall elements; design, specification, and installation; and fire protection to structural elements, including lightweight steel framing and timber construction.

High-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to the viability of a proposed rooftop leisure development with both practical and statutory compliance concerns (Defendant).

High-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to the design and installation of an overcladding scheme to an existing residential building. Included consideration of both insulated render and decorative aluminium cladding (Defendant).

Mid-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to ongoing issues of water ingress and condensation at large social housing estate following refurbishment (Claimant).

Student Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation Professional Negligence Claim against an architect for failure to deal with planning issues appropriately (Claimant).

Mid-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to the installation of an additional storey of accommodation to an apartment building. During the works properties were damaged by significant water ingress (Defendant).

Mid-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to the design and installation of external render systems and internal partitioning. Defects included water ingress, thermal problems, and fire safety issues. Office to residential conversion. Leading to adjudication (Defendant).

High-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services for Professional Negligence claim in relation to fire safety concerns. Issues considered included insulated render, cavity barriers, and rainscreen cladding (Defendant).

Multi-Storey Commercial Development, United Kingdom
Appointed to provide Expert Witness services in relation to fire protection arrangements, including liability for the failure to adequately design and install protection to steelwork. Retrospective installation caused significant delay and disruption. Leading to adjudication (Claimant).

High-Rise Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to a Professional Negligence claim against architects/lead consultants at a high-rise residential apartment block, including failure to provide sufficient information for design and build tender pricing. Issues included specification of windows and ventilation systems. Appeared at adjudication leading to settlement (Claimant).

School, United Kingdom
Appointed to provide Expert Witness services in relation to defective design and installation of external cladding at 11 – 18 school, in which the specified and installed product was subject to repeated failure as a result of impact damage from sports equipment. Leading to adjudication (Claimant).

High-Rise Student Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to design and installation of novel insulated rendered cladding system used on high-rise student housing with both fire safety and ongoing water ingress issues (Defendant).

Student Residential Building, United Kingdom
Appointed to provide Expert Witness services in relation to the designed size of accommodation not meeting minimum standards (Claimant).

Domestic Property, United Kingdom
Appointed to provide Expert Witness services in relation to Professional Negligence claim regarding the design of a loft conversion that did not comply with planning consent, and which was the subject of a costly planning appeal (Claimant).

Domestic Property, United Kingdom
Appointed to provide Expert Witness services for Professional Negligence claim including architectural design and contract inspections at very large residential property and stud. Numerous issues including stone cladding and roofing defects. Appeared at mediation leading to settlement (Defendant).

Domestic Properties, United Kingdom
Appointed to provide Design Copyright Investigations and Expert Reports into potential design infringements for major volume house builder (Claimant).

University Building, United Kingdom
Appointed to provide Professional Negligence Expert Reports and “Troubleshooting” during construction for complex Design and Build Contract for a university teaching building, involving a number of separate areas of claim. Appeared at mediation leading to settlement (Acting for contractor/claimant).

Insurance

Buildings

High-Rise Residential Building, United Kingdom
Appointed to provide Latent Defects Insurance Liability Reports in relation to cladding and fire safety issues at high-rise social housing apartment block. Reviewed cladding, insulation, cavity barrier, balconies, and window installations for compliance with regulatory standards and good practice (Insurance client).

High-Rise Student Residential Building, United Kingdom
Appointed to provide Latent Defects Insurance Liability Report in relation to cladding and fire safety issues at high-rise student housing. Reviewed cladding, insulation, and cavity barriers for compliance with regulatory standards and good practice (Insurance client).

Expert Advisory Experience

Buildings

High-Rise Residential and Hotel Development, UAE
Appointed to provide Expert advisory services in relation to alleged installation defects and delays in relation to external wall cladding and curtain walling systems. Settled prior to arbitration (Defendant).

Mixed-Use Commercial and Residential Development, Kingdom of Bahrain
Appointed as part of a team providing Expert advisory services in relation to numerous design defects, including failure to appropriately design external cladding systems and drainage services (Claimant).

High-Rise Residential Building, United Kingdom
Appointed to provide Expert Advisory services for Professional Negligence claim in relation to compliance with both building regulations and EWS1 requirements of cladding system and insulation at high-rise office to residential conversion (Claimant).

Domestic Properties, United Kingdom
Appointed to provide Expert Advisory services and Defects Investigations into alleged negligent cavity wall insulation installations at numerous domestic properties with non-standard construction (Defendant).

Car Park, United Kingdom
Appointed to provide Expert Advisory report on regulatory compliance of aluminium cladding systems used on 12-storey car parks (Defendant).

Project Experience

Sample Buildings

Domestic Property, United Kingdom
Acted as Project Architect for Adaptations and extensions to domestic property for a disabled person. Traditional contract.

Retail Building, United Kingdom
Acted as Project architect, technical lead, and contract administrator for new indoor market in town centre. Fit out of retail unit in privately owned shopping centre for local authority run market. Traditional JCT contract.

Retail Building, United Kingdom
Acted as Delivery architect and technical lead for high-quality stores. Retail fit out and over cladding of three large “out of town” shops to create modern design led furniture stores. JCT Design and build contracts.

Retail Building, United Kingdom
Acted as Project architect, technical lead, and contract administrator for Christopher Pratt’s furniture store, Leeds. New build furniture store for family retail business. Traditional JCT contract.

Leisure Building, United Kingdom
Acted as Delivery architect, technical lead, and contract administrator for new leisure centre, including two swimming pools, sports hall, gymnasium, and fitness suite on town centre site in Darwen, Lancashire. Partnership contract.

Education Building, United Kingdom
Acted as Project architect and contract administrator for large 11-16 school extension, including teaching rooms, sports hall, and associated facilities. Traditional JCT contract.

Industrial Process Facility, United Kingdom
Appointed to assist with “troubleshooting” at final stages of construction of complex process plant with both hazardous materials and security concerns, assisting with requirements to achieve practical completion. Acting for contractor.

Research Laboratories, United Kingdom
Acted as Project architect, technical lead, and contract administrator Refit and refurbishment of research laboratories for chemical manufacturer, Trafford Park. Traditional JCT contract.

Research Laboratories, United Kingdom
Acted as Project architect and contract administrator new office and research building associated with advanced plastics process plant. Traditional JCT contract.

Personal Injury

Sample Instructions

Expert Witness
Appointed to provide Expert Witness (Architect) in a multi-party dispute involving design and installation of external playground equipment; the failure of which led to serious personal injury to a child (Claimant).

Expert Accommodation Report
Appointed to provide an Expert Accommodation Report for young man with a serious head injury following medical negligence, with both mobility and cognitive difficulties, requiring both an adapted home and adaptations to his parent’s home (Claimant).

Expert Accommodation Report
Appointed to provide an Expert Accommodation Report for a young boy with severe cerebral palsy following medical negligence, requiring a home for himself, his family, and a team of carers (Claimant).

Expert Accommodation Report
Appointed to provide an Expert Accommodation report for a man rendered paraplegic in a motorcycle accident, involving extensive adaptations to his property, including site inspections of the works in progress (Defendant).

Professional Experience

- **Rimkus (Formerly Capital Consulting International, CCi)** **2021 – Present**
  - Director, Head of Architectural Services
- **Smithers Purslow Ltd (Formerly Byrom Clark Roberts)** **2012 – 2021**
  - Head of Forensics, Chartered Architect
- **Capita Symonds** **2007 – 2012**
  - Senior Architect
- **Wilson Mason LLP** **2000 – 2007**
  - Architect
- **Mellor Architects** **1990 – 2000**
  - Architect