Stephen Hawes MFPWS MCIOB MCIArb AssocRICS MAPM MCABE C. Build E

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Summary

Stephen Hawes is a multi-chartered construction professional practising as a surveyor and dispute specialist, with over 17 years of industry experience, including expert witness experience in construction and property disputes. He has extensive experience in preparing technical and expert reports and providing independent opinions on technical disputes in the construction and property sectors. He is instructed by solicitors and private clients as an expert witness in Party Wall etc. Act 1996 matters, building defects, defect analysis and building pathology, housing disrepair, boundary disputes, RICS Red Book valuation matters and construction-related disputes, with his work addressing liability, causation, remedial scope and quantum where relevant to the instruction.

Expert Witness Areas of Expertise

- Party Wall etc. Act 1996 matters and disputes
- Building defects, defect analysis and building pathology
- Housing disrepair
- Boundary disputes and boundary evidence
- RICS Red Book valuation matters and valuation disputes
- Construction-related disputes

Skills

- **Expert evidence and dispute work:** Experience of the CPR 35 / expert process, including review of pleadings and disclosure (where provided), inspections, report preparation, and responding to questions, with oral evidence if required.
- **Party Wall Specialist**: Comprehensive knowledge of the Party Wall etc. Act 1996, including serving notices, drafting Awards, and facilitating pragmatic determinations for building and adjoining owners.

- **Construction Consultancy**: Expertise in project management, contract administration, and technical assessments for residential and commercial developments, including new builds, extensions, and conversions.
- **Surveying and Inspections**: Proficient in boundary surveys and boundary evidence, building pathology and defect diagnosis, housing disrepair inspections, RICS Red Book valuations, condition reports and compliance assessments, with meticulous attention to detail.
- **Access Agreements**: Skilled in negotiating and drafting crane oversail and scaffold licences, ensuring clear terms between stakeholders and neighbouring property owners.
- **Dispute Mediation and Adjudication**: Accredited Mediator, Arbitrator, and Adjudicator with a proven ability to resolve disputes effectively through alternative dispute techniques.
- **Technical Writing and Documentation**: Adept at creating comprehensive technical reports, project budgets, schedules of condition, and other project documentation.
- **Instructions and stakeholders:** Experienced working with solicitors, counsel, insurers, developers, housing associations, managing agents and private homeowners
- **Leadership and Collaboration**: Strong leadership skills, fostering collaboration between contractors, surveyors, and legal professionals to achieve project goals efficiently.

Professional Experience

Surveyor/Party Wall Surveyor/Engineer/ Building Consultant/Valuations

Stephen Hawes & Co. Chartered Building Consultancy

March 2019 – Present

- Advising building owners and adjoining owners on their rights and obligations under the Party Wall etc. Act 1996, ensuring compliance and effective determinations.
- Preparing and serving Party Wall Notices and Awards in accordance with statutory requirements, facilitating a determination and clarity for all parties involved.
- Drafting, negotiating, and agreeing on access licences and agreements, including crane oversail and scaffold licences, in collaboration with neighbouring surveyors, solicitors, and property owners.

- Undertaking comprehensive surveys and inspections, including boundary assessments, defect diagnosis, valuations and condition surveys, with a focus on accuracy and thoroughness.
- Acting as Employer's Agent and Contract Administrator, managing construction contracts and ensuring adherence to project specifications and legal requirements.
- Conducting detailed site visits and assessments, providing projections for future work and identifying potential risks or challenges.
- Writing technical reports and preparing essential project documentation, including plans, contracts, budgets, and schedules of condition, tailored to client needs.
- Coordinating construction processes for various projects, such as new builds, extensions, loft conversions, and basement developments, ensuring seamless progress and stakeholder satisfaction.
- Overseeing the development and execution of project schedules, ensuring timelines, budgets, and quality standards are consistently met.

Loss Assessor/Project Manager/Surveyor

Aaron Building Solutions *(Property)*

Feb 2005 –Feb 2019

- Coordinating the construction process for new locations, relocations, and renovating existing buildings.
- Ensuring projects progress on schedule and within budget.
- Managing project budgets and costs.
- Maintaining all project documents.
- Surveying properties and writing reports for senior managers on their condition.
- Carrying out property valuation surveys.
- Undertaking schedule of condition surveys.
  Establishing work plans.
- Reading and understanding building regulation drawings, site status reports, site plans, and grounding plans.
- Carrying out periodic inspections of construction sites.
- Managing contractors and monitoring the performance of their work.
- Completing all project documentation.
- Overseeing the development of project schedules.

- Ensuring compliance with all contractual and regulatory requirements.
- Meeting customers and sub-contractors.
- Organising the delivery of construction and building equipment.

Expert Witness, Construction Adjudicator and Dispute Resolution Consultant

Stephen Hawes & Co. Dispute Resolution

March 2019 – Present

- Prepared detailed expert witness reports for legal proceedings in construction and property disputes, offering clear and authoritative analysis to assist in dispute resolution.
- Prepared expert reports for proceedings and worked within formal dispute processes, liaising with solicitors and other stakeholders.
- Expert witness instructions include Party Wall disputes, building defects, defect analysis and building pathology, housing disrepair, boundary disputes, RICS Red Book valuation matters and construction-related disputes.
- Mediated and adjudicated disputes, leveraging accreditation as a Mediator, Arbitrator, and Construction Adjudicator.
- Acted as a Construction Adjudicator, issuing binding decisions in accordance with legislation and industry standards.
- Emphasised Alternative Dispute Resolution (ADR) strategies to promote collaborative outcomes and minimise conflict escalation.
- Provided bespoke advice and consultancy to property developers, housing associations, and private homeowners, ensuring compliance with statutory requirements and best practices.
- Offered comprehensive access agreements and expert guidance on crane and scaffold licences.

Expert witness experience (summary)

- Civil expert witness practice, with multiple live instructions and reports prepared for potential reliance in proceedings.
- Experience includes inspection, analysis of causation and remedial scope, and opinion on reasonableness of proposed/claimed costs, depending on instructions and the issues in dispute.

Education & Training

Cardiff University / Bond Solon - Civil Expert Witness Certificate

RICS Dispute Resolution Service (DRS) - Diploma in Arbitration (in progress)

Associate Member - Royal Institution of Chartered Surveyors

Member - The Faculty of Party Wall Surveyors

Member - Chartered Institute of Arbitrators

Member – Pyramus and Thisbe Society

Member – Chartered Institute of Building Chartered Member

Member – Member of the CIOB Chartered Consultancy scheme

Member – Member of the Chartered Association of Building Engineers

Member – Member of the Association for Project Management

Publications

- **Hart v Fidler and the Party Wall Surveyor, why obvious risk of danger changes the pace of an Award being served**
  Party Wall Surveyor, Faculty of Party Wall Surveyors, FPWS, 2026
- **Fitting all the pieces in place, concealed interfaces, inspection before close-up and building quality**
  Building Engineer, Chartered Association of Building Engineers, CABE, 2026.
- **Boundary Surveying and The Party Wall etc. Act 1996, keeping the Boundary Question and the Statutory process in their proper lanes**
  Party Wall Surveyor, Faculty of Party Wall Surveyors, FPWS, 2026.
- **Why concealed work needs checking before close-up**
  Construction Management, Chartered Institute of Building, CIOB, 2026.
- **AI and expert evidence, assistance is not authorship**
  Expert Witness Journal, Expert Witness, 2026,
- **Evaluation of a Judgment by a practising Surveyor**
  Party Wall Surveyor, Faculty of Party Wall Surveyors, FPWS, 2023.