



CEDR Accreditation:	2000
CEDR Panel:	2004
CEDR Ireland Panel:	2011
Languages:	English, French, German
Location:	United Kingdom

Christopher Ennis

“...skilfully removing feelings of animosity so that a deal could be done.”

Overview

Chris Ennis has over 45 years' experience in the Construction Industry, for the last 30 years specialising in expert witness work in the area of quantum analysis along with work as a neutral mediator, adjudicator, arbitrator and dispute board member, where he has been involved in resolving over 250 disputes. He has practised in the UK and internationally in connection with major construction contract disputes and a significant number of general commercial contract matters. The disputes in which he has been involved as mediator have related to claims as high as £30 million, and as neutral in dispute board matters up to €250 million. His expert witness practice has involved him in disputes where total project values have been in excess of €1.5 billion.

Professional Background

Following early experience gained in building trades, Chris qualified as a Chartered Quantity Surveyor in 1981, and became a Director in a small property development and architectural consultancy in 1989. Chris joined Northcrofts Management Services as a Director in 1995 and became Managing Director in 2003. Until Autumn 2012 he was a Director in the Legal Support Group Division of the global construction consultants Davis Langdon, an AECOM Company, and he is now Director of Time | Quantum Expert Forensics Ltd. (“TQEF”).

Expertise

- Energy & Natural Resources
- Construction & Engineering
- Commercial Contracts
- Professional Negligence
- Shipping
- Insurance

Dispute Experience

Commercial Contracts

- Multi-party matters, including two with four separate parties; in one, involving defects in a residential apartment building, one of the parties consisted of more than twenty leaseholders.
- Disputes involving complex technical and commercial issues.
- Complex disputes involving many different alleged causes of action.
- Matters where knowledge of the parties' first languages, and ability to read key documents in languages other than English, has been of assistance.
- Time-limited matters, where (typically) a half-day has been set for the mediation itself, following preliminary exchanges.
- Matters requiring particular sensitivity due to issues of aggression, emotional and domestic complications, limited communication ability or the otherwise disadvantaged nature of one of the parties.
- Disputes where the outcome at settlement has involved significant elements of non-monetary compensation or consideration.

Construction & Engineering

In his specialist practice as a quantum expert, adjudicator, arbitrator and mediator Chris has been involved in the analysis and resolution of many contentious claims, most of which arose out of JCT, NEC and FIDIC contracts. As a Chartered Quantity Surveyor Chris has spent most of his professional life administering the financial provisions of various editions and different forms of these contracts, and he has also acted as project manager and employer's representative/agent under the various editions and forms. Major disputes mediated include:

- Between a subcontractor and main contractor under framework agreement for public utilities works.
- Between a specialist mechanical services subcontractor and a main contractor regarding final account and completion issues relating to a residential development.
- Project mediator on a dispute between a local authority and a main contractor in relation to a long term multi-million-pound project partnering contract to build and manage council housing stock.
- Between a government agency and a specialist nuclear engineering company.

- Dispute arising on chemical processing plant, North-East England, involving pipework spools and ancillary plant installations.
- He has also mediated domestic disputes involving private house owners and their contractors, and also appointments arising from alleged professional negligence of professional consultants involved in construction projects, including matters involving quantity surveyors and QS project managers, and for claimant Employers in similar disputes.

Personal Style

Chris is known for his calm demeanour and commercial approach to resolving disputes using a mix of facilitative and evaluative techniques. His detailed background knowledge and experience of the manner in which more formal dispute resolution unfolds enables him to understand and successfully deploy factors arising from complex procedural issues that can be of significant influence in the outcome of negotiations.

Chris believes that achieving closure through mediation is best achieved by recognising the parties' needs in early discussions, often before the mediation day itself, whilst recognising that those needs can change considerably during the course of the process.

Professional Background

Over 45 years' varied experience in construction, and over 30 years' specialised experience in construction dispute resolution related consultancy.

1974 – 1989: Quantity Surveyor in private practice from Trainee to Associate with G.D. Walford and Partners, Chartered Quantity Surveyors (with seven months in 1983 at EC Harris & Partners).

Full and varied experience in all aspects of Construction Industry, including highways, defence installations, commercial, industrial and residential buildings, prisons and hotels, and in civil, marine, process, petrochemical and other heavy engineering; airport-related work including control towers, radar installations, terminal buildings, aprons, runways and ancillary installations.

Project Management experience. Expert Witness appointments and advice on disputes concerning construction defects, professional negligence, and progress and financial problems occurring on construction contracts. Management consultancy.

1989 – 1991: Director of Ergon Design Group Ltd., an architectural and property development consultancy, managing amongst other things a professional negligence suit involving defects following Contractor's determination, culminating in six week High Court action.

1991 – 2007: Initially Consultant, in August 1995 Director, and from July 2003 to August 2007 Managing Director, Northcrofts Management Services Limited, a practice specialising in analysis of construction claims and disputes and advice on construction contracts.



2007 – 2012: Partner/Director in Legal Support Group, Davis Langdon LLP, since October 2010 an AECOM Company

2012 – present: Director of Time | Quantum Expert Forensics Ltd., (“TQEF”) specialising in mediation, arbitration, adjudication and quantum expert witness appointments.

Legal Support

Expert, Adjudicator, Mediator and Arbitrator and established “name” amongst construction dispute resolution specialists. “Checked” Expert Witness in “The Expert Witness Directory” published by Sweet & Maxwell.

Named Adjudicator in several construction contracts and an Agreement for Lease, and named Panel Expert for adjudication in several BSF/PPP projects. Adjudicator, Arbitrator or Mediator in connection with over 100 construction contract disputes. Arbitrator in domestic construction disputes and as Quantum Assessor in commercial arbitration. Member of Dispute Adjudication Board for a petrochemical contract, and for an African power station (10 decisions rendered).

Private Expert Advisor appointments (i.e., pre-action advice) in connection with numerous construction contractors’ claims and claims against Quantity Surveyors, QS Project Managers, Architects and Consulting Engineers.

Expert and other appointments in connection with time, management and financial matters in building, civils, petrochemicals and process engineering disputes in the UK and overseas, and on shipbuilding – notably a superyacht dispute where he was retained as quantum expert by the shipbuilder.

Qualifications and Professional Associations

- MSc in Construction Law & Arbitration (King’s College, London)
- Fellow of the Royal Institution of Chartered Surveyors
- Fellow of the Chartered Institute of Arbitrators
- Member of CEDR and CIArb Mediator panels
- Member of RICS, TeCSA, CIArb, CEDR and CPA panels of Construction Adjudicators, and Assessor for RICS and CIArb panels
- Member, and Chairman 2016-2018, UK and Ireland Society of Construction Law. Member of sub-committee responsible for production of the second edition of the Society’s Delay and Disruption Protocol, with particular responsibility for the Disruption section.
- 2013 – 2025, Vice-Chairman, Anglo-German Construction Law Platform and International Construction Law Association.

- 2016 - 2025, visiting professor for Masters programme, Institute of Construction Management, University of Stuttgart, Germany.

Publications

- “How Soon Should Claims in Multi-Party Disputes be Settled?” (1997) 13 Const. LJ 35.
- “Credit for Betterment in Quantum Arguments” (2000) 16 Const. L.J. 31.
- “What degree of proof is required in ‘ascertainment’ of loss and/or expense?” (2009) Const. L.J. 7. (Published simultaneously in China Construction Law Review).
- “Financial Claims under NEC3 Contracts: An Overview”, paper D117, Society of Construction Law, December 2010.
- “Issues to be considered in evaluation of disruption costs on major construction projects”, paper for TECBAR Conference January 2011.
- “Evaluating Disruption Costs on Major Construction Projects”, paper D125, Society of Construction Law, July 2011.
- “The Expert in International Disputes”, paper D177, Society of Construction Law, August 2012.
- “Arbitration of Disputes in UK Construction Projects: What is Left After Adjudication?” (2012) Const. L.J. 8.
- “Experts: When They Should Be Brought in and How They Can Best Save Time and Cost”, (2013) 79 Arbitration 80.
- “Claims for Extensions of Time and Compensation under the FIDIC Red Book: Civil Law and Common Law Approaches Compared”, Paper D162, Society of Construction Law, November 2013 – joint paper with Dr Wolfgang Breyer, Breyer Rechtsanwälte, Stuttgart, and also (2014) Const. L.J. 30.
- “Prospective Claims for Variations under FIDIC and NEC 3: Evidential and Procedural Issues”, Paper D182, Society of Construction Law, October 2015, republished (2016) 32 Const. L.J., Issue 3.
- “Hot-Tubbing, Presentations and other Gimmicks: How Not to Manage Expert Evidence”, Paper D193, Society of Construction Law, October 2016.
- “Security of Payment in the Construction Industry: Does International Experience Provide a Crystal Ball for North America?”, September 2018 – joint paper with Matthew Bell, Anand Juddoo, Sundra Rajoo, Bruce Reynolds and Sharon Vogel for 8th International Society of Construction Law Conference, Chicago, USA, (2018) 34 Const. L.J. 601.

- “Entitlement to Time-Related Costs in Prolongation Claims – What Needs to be Considered?” Paper D216, Society of Construction Law, December 2018.
- From 1996-2001, Member of Editorial Board, Assistant Editor and regular contributor, Construction and Engineering Law, published by Central Law Training.
- Occasional contributor on ADR matters to “Contact”, the Chartered Institute of Building members’ newsletter.

Feedback

- “It looked like everyone could end up walking out with no resolution but Chris got stuck in and made it happen.”
- “He had a very practical approach and took on board the undercurrent of feelings which ran between the parties”.
- “We both appreciated your advice at appropriate moments and we have no doubt that you did great things in the other room.”
- “He conducted the mediation in the appropriate way. He was clear, calm and most importantly he gave our client confidence.”
- “The client asked me to pass on his thanks generally and in particular for keeping the show on the road to a conclusion.”
- “...very astute and obviously understood the issues very well. He probably pushed the parties along further than would have happened in court.”
- “We both appreciated your diplomacy and good humour.”
- “....a pleasant manner which is always very helpful for people in this situation.”
- “...very impressive in the face of quite staunch positions.”
- “He persevered and managed to pull the parties back.”
- “.. skilfully removing feelings of animosity so that a “Deal could be done”.”
- “Chris was very good on the commercial side of things as he knew the industry very well.”
- “...the mediator was excellent he was very good and added a lot to the process rather than just carrying messages backwards and forwards.”
- “Put the clients at their ease, especially when the other side were spending long periods considering offers put forward.” “...insistent, practical and down-to-earth...”
- “...transformative and the right balance between facilitative and evaluative.”
- “He was very patient and steady-handed.” “...calm but focused...” “...pro-active...”