

James Spencer

Senior Director

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James Spencer is a highly accomplished chartered quantity surveyor with over 20 years of experience across the UK, Europe, North America and the Middle East. Specializing in quantum, working closely with the project team client and stakeholder, he has delivered successful outcomes on large-scale projects across diverse sectors, including power, infrastructure, cultural complexes, residential, commercial, marine, and data centres.

James combines deep commercial awareness with technical expertise in construction management, commercial management, contract administration, and dispute resolution under JCT, NEC, FIDIC, and bespoke forms. Also skilled in cost planning, procurement, risk analysis, and delivering innovative, value-driven solutions.

James is known for fostering strong client relationships, he consistently delivers strategic insights and project excellence, ensuring compliance and maximizing value in challenging environments.

Selected Project Experience

- ▶ Delivered a 150-bedroom hotel development in London under a JCT Construction Management contract. Recruited and led a multidisciplinary team, including Construction Managers and Quantity Surveyors, operating under the role of Principal Contractor. Oversaw contract administration and maintained proactive client engagement, ensuring successful project delivery and alignment with client objectives.
- ▶ Claims Management and Commercial Consultancy – £32bn EPR Nuclear Power Station. Provided expert consultancy services to the Principal Contractor on one of the largest new-build nuclear projects globally. Seconded as Claims Manager for Major Construction Projects, partnering with the Head of Commercial to strengthen conflict avoidance and dispute resolution strategies across a portfolio of 350+ contracts impacted by global challenges, including COVID-19, Brexit, and the Ukraine invasion. Oversaw the engagement of external consultants for complex disputes, ensuring alignment in strategic messaging and preparing critical reports for Board-level decision-making. Facilitated regular strategic reviews with the CFO and Board of Directors. The projects were executed under NEC and FIDIC contract frameworks.
- ▶ Led the preparation and delivery of a comprehensive report addressing delay and change claims for a luggage area renovation project executed under an NEC contract. Applied strategic claim management techniques to ensure contractual compliance and facilitate effective dispute resolution.
- ▶ Commercial and Claims Support – High-Profile Shopping Mall Regeneration Project. Delivered expert commercial and claims support to a Tier 1 Contractor on a landmark shopping mall regeneration initiative. Prepared comprehensive reports, including detailed time impact analyses and loss and expense claims, which played a pivotal role in achieving a successful commercial settlement.
- ▶ Delivered expert advisory services and conducted a comprehensive budget escalation audit, analyzing cost progression from concept design to contract award. Effectively managed team coordination and stakeholder engagement, tactfully addressing sensitive findings to ensure alignment and drive informed decision-making.
- ▶ Directed a team addressing quantum and time delay challenges for a major terminal extension and pedestrian bridge project under the NEC contract. Worked closely with the client and legal teams, leveraging expertise in claims and dispute resolution to secure a successful commercial settlement.



EDUCATION

- **Nottingham Trent University**
BSc, Planning & Residential Development, 2004

CERTIFICATIONS & LICENSES

- Royal Institute of Chartered Surveyors (MRICS)
- Chartered Institute of Building (MCIQB)
- Chartered Institute of Arbitrators (MCIArb)
- Advanced Professional Award Expert Witness Evidence (APAEWE)
- RICS Accredited Mediator
- BIM: Level 2 Fundamentals (BRE)
- BIM Level 2- BIM, PIM, TIM (BRE)

HONOURS

Lexology Index:

- Recommended - Experts - Construction - Quantum, Delay & Technical
- Recommended – Experts – Financial Advisory and Valuation – Quantum of Damages
- Recommended Expert - Projects & Procurement