

Key profile

Jon Rowling



Role

Technical Partner

Qualifications

BSc (Hons) MBA FCI Arb FRICS

Location

London & Edinburgh

Areas of expertise

Dilapidations
Service Charge
Arbitration
Expert Determination
Expert Witness



Jon heads up TFT's Dilapidations, Service Charge and Dispute Resolution service lines.

His experience includes representing both landlords and tenants in complex high value dilapidations disputes on all classes of property in both the English and Welsh and the Scottish jurisdictions. He has experience representing clients in negotiations and at mediation and regularly appointed as expert witness either by individual parties or as a court-approved single joint expert.

Examples of his relevant experience include:

Services:

- preparation of schedules of dilapidations, quantified demands and responses
- settlement negotiations on behalf of landlords or tenants
- expert witness services for dilapidations and disrepair disputes, including single joint expert
- expert determination of dilapidations disputes
- arbitration of dilapidations / disrepair disputes
- independent expert role under the RICS Dilapidations Dispute Resolution Scheme
- neutral evaluation of dilapidations disputes
- mediation of property disputes

Publications – books and guides:

- The TFT Purple Book: A Guide to Dilapidations in the UK
"Jon Rowling's book is an excellent guide to the law and practice relating to dilapidations in the UK and will be invaluable to the practitioner whether surveyor or solicitor. Of particular assistance is the helpful way the author approaches the thorny issues of how items should be classified (chattel or fixture?) and supersession. This 'go to' guide should save clients both time and money".
John de Waal QC; Hardwicke.

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- RICS Guidance Note: Dilapidations in England and Wales, 7th Edition; lead author
- RICS Dilapidations Dispute Resolution Scheme; lead author
- RICS Consumer Guide to Dilapidations; lead author

Professional involvement:

- chair, RICS dilapidations forum 2010-2015
- member, RICS Building Surveying Professional Group Board 2010-2014
- member, RICS Scotland Dispute Resolution Professional Group Board 2015 – date

Panel memberships, accreditations etc:

- RICS President's panel member ; arbitrator (disrepair, dilapidations and service charge)
- RICS President's panel member; independent experts specialising in dilapidations
- RICS President's panel member; expert witness (dilapidations and disrepair)
- Bond Solon expert witness register; dilapidations
- CI Arb independent expert; dilapidations (on list for appointments, no formal panel)
- RICS accredited evaluative mediator

Professional background and academic qualifications:

- fellow of the Royal Institution of Chartered Surveyors
- fellow of the Chartered Institute of Arbitrators
- RICS accredited expert witness
- civil expert witness certificate Cardiff University Law School and Bond Solon
- RICS diploma in arbitration
- MBA in construction and real estate
- post graduate diploma in construction and real estate
- bachelor's degree in building surveying
- former partner of Watts and Partners
- former partner, Malcolm Hollis
- graduate and surveyor at Jones Lang LaSalle
- undergraduate placement at Nuclear Electric / British Energy

Publications:

- **Estates Gazette:**
 - muddying the dilapidations waters (December 2020)
 - dilapidations in the dock (December 2017)
 - a dilapidations windfall (September 2017)
 - ADR takes the next step (April 2015) (joint author)
 - essential reading (October 2011) (joint author)
- **Journal of Building Survey, Appraisal and Valuation:**
 - tenants' alterations made to UK office property in the age of net zero carbon and of minimised waste: The end of the 'single-use' fit out'? (November 2020)
 - alternative dispute resolution of dilapidations disputes in the United Kingdom (October 2017)

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- o dilapidations: repairs and the supersession thereof (March 2014)
- o can dilapidations be improved? (June 2012)
- **RICS Building Surveying Journal:**
- o what's the damage (December 2017)
- o an evolutionary document (December 2016)
- o how far can you go? (March 2015)
- o setting the agenda (December 2013)
- o evidence rules (July 2012)
- o a forum for success (January 2011)

Public speaking:

- chair, RICS Dilapidations Conference 2010-2014 (presenter at other times)
- presenter, RICS Dilapidations UK Conference 2021
- presenter, RICS Building Surveying Conference 2014, 2017
- chair, RICS Dilapidations Roadshows 2010-2014
- presenter, RICS Scotland Dispute Resolution Conference 2016
- presenter, RICS Scotland Dilapidations Conference 2015-2016
- dilapidations forum seminars on 'demise descriptions', 'dilapidations reform', 'managing a dilapidations claim', 'the reinstatement of alterations' and 'ADR in dilapidations'.
- presenter, it's Your APC: Dilapidations 2010-2013
- various other speaking engagements

Training services:

- course tutor: RICS certificate in dilapidations
- course tutor: RICS Training: dilapidations - claims, obligations and settlement mechanisms
- course tutor: RICS DRS (Dispute Resolution Service) training for dilapidations independent experts
- course tutor: RICS Training: building surveying specialism series: dilapidations
- **course tutor: RICS Training webinars;**
- o dilapidations: an introduction
- o repair and disrepair
- o the reinstatement of alterations
- o the schedule of dilapidations, quantified demand and tenant's response
- o dilapidations: a case study for experienced L&T surveyors
- **course tutor: Henry Stewart Conferences: best practice in commercial building surveys**

Cases:

- Zinc Cobham 1 Limited and 19 Others v ADDA Hotels (1) Pukrup Hall Hotel Limited (2) and Hilton Worldwide Inc (3) HC-2016-001418
- Secretary of State for Communities and Local Government v South Essex College of Further and Higher Education [2016]
- BNP Paribas v Mothercare [2015] CSOH 47 CA56/14
- River Lodge Mgt. Ltd v Embankment Holdings Ltd [2014] LON/OOBK/LBC/2013/0098
- other expert reports relating to: dilapidations, quality of construction, extent and cost of remedial works,
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extent and impact of landlord's proposals under the '54 Act, building design leading to personal injury.

Testimonials from peers and 'competitors'*:

- "How does Jon Rowling stand in the field of dilapidations surveyors? At the top"
- "a leading figure in the field of dilapidations"
- "unquestionably high up in the top 10 of hands-on, practising dilapidations specialists"
- "an expert in the field of dilapidations"
- "an admired adversary amongst other dilapidations professionals"
- "Jon is invariably first on my list"
- "he really knows his stuff"
- "How well-versed is Jon Rowling in dilapidations? Second to none"
- "extremely knowledgeable"
- "always technically assured, measured and consistent in his approach to dilapidations"
- "fair and balanced"
- "a straightforward and sensitive approach to negotiations"
- "his negotiation and dispute resolution skills allow for maximum progress to be made"
- "his in-depth knowledge, experience and consistent approach results in his extremely high success rate"
- "a formidable challenge [to act] against him in a professional capacity"
- "I have no reservation whatsoever in recommending him to anyone looking for dilapidations consultancy services"

***Testimonials were provided on an anonymous basis.**

Jon Rowling

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