

# Key profile

## Jon Rowling



*His in-depth knowledge, experience and consistent approach results in his extremely high success rate.*



*It's a formidable challenge [to act] against him in a professional capacity.*



### Role

Director

### Qualifications

BSc (Hons), Dip Proj Man, MBA FCI Arb, FRICS

### Location

London

### Areas of expertise

Dilapidations

Disrepair Claims

Dispute resolution

Arbitration / Expert Determination

Expert Witness

Court Reporter

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 is frequently appointed as expert witness either by individual parties, as a court-approved single joint expert or a court-appointed reporter.

Jon is an arbitrator of property disputes and independent expert of dilapidations and disrepair disputes, including under the RICS Dilapidations Dispute Resolution Scheme.

### 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, single joint expert and court reporter
- mediation of property disputes
- expert determination of dilapidations disputes
- arbitration of dilapidations / disrepair disputes (experience in England / Wales, Scotland and Isle of Man)
- neutral evaluation of dilapidations disputes
- independent expert role under the RICS Dilapidations Dispute Resolution Scheme

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### 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 KC; Gatehouse Chambers.

- 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:

- member, RICS Scotland Dispute Resolution Professional Group Board 2015 – 2016
- chair, RICS dilapidations forum 2010-2015

- member, RICS Building Surveying Professional Group Board 2010-2014

### 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 by invitation, for services to the profession
- 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
- HND in Building Studies
- LLM in Construction Law and Dispute Resolution (ongoing)

### Publications - journals:

- **Estates Gazette:**
  - o Muddying the Dilapidations Wales (December 2020)
  - o Dilapidations in the Dock (December 2017)
  - o a Dilapidations Windfall (September 2017)
  - o ADR takes the next step (April 2015) (joint author)
  - o Essential reading (October 2011) (joint author)
  - o Painting the perfect picture (September 2011)
  - o Not always the bearer of bad news (January 2010)

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- **Property Week**

- o The Green Dilapidations Process (2021)
- o The Leading cycle must be made more sustainable (October 2019)

- **Journal of Building Survey, Appraisal and Valuation:**

- o alternative dispute resolution of dilapidations disputes in the United Kingdom (October 2017)
- o dilapidations: repairs and the supersession thereof (March 2014)
- o can dilapidations be improved? (June 2012)

- **Property Law Journal**

- o Dilapidations: How on earth do we get to zero carbon? (September 2021)

- **RICS Building Surveying Journal:**

- o Can dilapidations achieve net-zero carbon? (November 2021)
- 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)

- **The Morning Advertiser (The Inspiration for Pub Success Since 1794)**

- o Top tips on challenging dilapidations claims (August 2019)

### Conference engagements:

- Chair, RICS Dilapidations Conference (England and Wales) 2010-2014
- Chair, RICS Dilapidations Conference (Scotland) 2019-2020
- Presenter, RICS Dilapidations Conferences (England and Wales / Scotland):  
2009: "Reform of Dilapidations"  
2013: "Panel Discussion"  
2014: "Statutory Compliance"  
2015: "Draft RICS Dilapidations Note (England and Wales)"  
2016: "RICS Dilapidations Guidance Note"  
2016: "RICS Dilapidations Dispute Resolution Scheme"  
2017: "Valuation Breakout Session"  
2018: "Dilapidations Update"  
2021: "Schedules of Condition; do they do what we expect them to do?"  
2022: "Green Dilapidations"  
2023: "Hints and traps – smart moves for Scottish dilapidations claims"  
2024: "What did the ideal lease look like?"  
2024: "Enhancing your negotiation skills"
- Chair, RICS Dilapidations Roadshows 2010-2014
- Presenter, RICS Scotland Dispute Resolution

Conference 2016

### 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

### Podcasts:

- EG Property Podcasts - how do we make the dilapidations process greener (November 2021)  
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- RICS: Leading the Adoption of Green Dilapidations Processes with Sam Piplica & Jon

### Cases:

- Ashtenne Caledonia Limited v Denny Enterprises Intn'l Limited [2023] CSOH 20 CA97/21
- Ashtenne Caledonia Limited v Mahmood Saleem [2023] CSOH 18 CA95/21
- Zinc Cobham 1 Limited and 19 Others v ADDA Hotels (1) Pukrup Hall Hotel Limited (2) and HiltonWorldwide 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, 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"
- "I have no reservation whatsoever in recommending him to anyone looking for dilapidations consultancy services"

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