



Development Management

Expert Witness Capability 2021

The duty of an expert witness is to the tribunal to which the expert evidence is given, to set out the facts fully and give truthful, unbiased impartial and independent opinions, covering all relevant matters.



When parties are in conflict they need clear, unbiased, expert advice and testimony to help settle disputes to the satisfaction of all concerned.

As expert witness, we are recognised for the quality and independence of our insight having been appointed on a number of high-profile projects, demonstrating our ability to act impartially in the assignment and the experience, knowledge and expertise required.

We are formally assessed and qualified to rigorous RICS standards and have been recognised by RICS as expert in our subject fields and in our duties to court and clients. We understand and comply with RICS practice statements, ethics and guidance for expert witnesses; keep up to date on law and practice, and are regularly reassessed

We offer clear guidance on all manner of issues relating to the development management of projects. We can be involved at every stage of the process, including the preparation of pre-action advice to help avoid a formal dispute.

We provide independent expert advice as well as expert witness services to, or in preparation of, the Court. Our independence gives greater certainty on the critical questions. We have in-depth experience in delivering both oral and written evidence in litigation and mediation proceedings.

Peter Hopson is a chartered surveyor and expert witness, practicing in development and project management of medium to large complex schemes comprising all elements of development and construction and all sectors of mixed use, residential, commercial and retail.

Peter has appeared as expert witness and been cross examined in the High Court.

Having worked for many years within client organisations and sitting on the Board of both a fund/development business and a main contractor, and latterly development management consultancy, Peter can bring a very well rounded breadth of experience to assist the client and the appointed solicitor in assessing or pursuing development, design, procurement and construction claims or establishing liability.

We are accredited by the RICS Expert Witness Accreditation Service (EWAS) which provides reassurance to parties who instruct expert witnesses that their experts are:

- Appropriately experienced in the relevant subject matter
- Trained and assessed by RICS in the roles and duties of an expert witness
- Subject to the comprehensive quality control regime managed by the RICS

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PROFILE

Peter has over 30 years' experience in real estate planning and development working directly for blue chip major property developers Lend Lease, Friends Provident/Foreign & Colonial and London Capital Holdings, prior to founding aspireDM.

Peter is a Chartered Surveyor and has a proven track record in delivering successful property developments within major regeneration, commercial and retail property funds. Peter's directorship roles have included Director of Lend Lease Projects and main board Director of Bovis Lend Lease responsible for the Development Project Management discipline for Lend Lease Retail & Communities (EMEA).

He spent 10 years with Lend Lease and previously 11 years with asset fund owners and developers Friends Provident/Foreign & Colonial and London Capital Holdings.

Following resignation from the Main Board of Bovis Lend Lease Ltd and Lend Lease Projects Ltd in June 2007, Peter founded a new company Aspire Development Management Ltd (aspireDM) to provide development and project leadership to a selection of private and public sector clients.

EXPERIENCE

Peter has gained invaluable experience over a 30 year career in property covering the full breadth of the real estate development life cycle from due diligence and commercial appraisal, through acquisition, development definition, planning approvals, design, procurement of development partners, construction delivery to asset management and enhancement. He now enjoys providing "hands on" consultancy development management by applying his experience from both the public and private sectors to bring forward property development by overcoming barriers to the many steps for successful delivery.

Under Peter's leadership, aspireDM has grown an enviable client list comprising some ABP, BlackRock, Chelsfield, Columbia Threadneedle, Greater London Authority, Lands Improvement Holdings, M&G, Newcastle Colleges Group, The Jockey Club, Transport for London and Wellcome Trust.

As a qualified surveyor Peter is also an appointed Expert Witness practising in both Development and Project Management through appointed lawyers Brodie, MacFarlanes, Mayer Brown, Pinsent Mason, Plexus Law and Taylor Wessing.

In growing aspireDM over the past 13 years Peter takes great pride in a "hands on" collaborative approach in achieving an equal balance of public and private sector clients. This has allowed him to fully understand the respective objectives and drivers for each party enabling the optimum delivery for each unique assignment.

Peter's notable project achievements over the last ten years include acting on behalf of the London Development Agency and Greater London Authority to lead the land assembly for the Olympic Park (now the regenerated Queen Elizabeth Park). Peter defined the strategy and quickly set the acquisition and assurance management systems to give a strong direction in setting the delivery to revised target costs for the programme and directly resolving key high value development cases. The assignment was delivered on time, below budget with significant savings.

Peter went on to lead the private treaty negotiations with the major landowners for the extension to the Northern line from Kennington to Battersea Power Station, and entered into formal contracts on behalf of Transport for London for each station at Nine Elms and Battersea ahead of the Public Inquiry for the line, fully settling 75% of the compensation claims before the Order and subsequent regeneration.

aspireDM were proud to lead the design and town planning process to full consent for three residential towers (8, 12, 24 storeys) over the Nine Elms station, with surrounding office, food and beverage uses delivering high value returns post-delivery of the railway infrastructure.

Prior to stepping out of corporate life, Peter headed the Lend Lease business unit responsible for the delivery of major scheme acquisitions, new developments and regeneration. He took overall responsibility for delivery of the new mixed use development schemes to the owning partnership funds and asset enhancement works to existing retail assets.

Peter has headed the planning and delivery teams on mixed use regeneration projects totalling a combined value in excess of £1bn held within equity partnerships and property unit trusts. Peter led the feasibility study for the Owners development of 28 acres including and surrounding the Battersea Power Station, mixed use redevelopment (£1.8bn). Subsequently leading the submission and consent of a revised planning application and funding strategies for a proposed JV for the development delivery and asset management. He also led the delivery of major mixed use developments in the city centres of Dundee, Norwich, Manchester and Solihull.