



Julian Record

BSc PGCert MRICS MAE

Synopsis

Julian is a Chartered Building Surveyor and Chartered Project Manager with over 25 years' experience in project management and general building consultancy across the public and private sectors.

This experience includes the management of multi million pound projects, undertaking pre-acquisition surveys, the provision of strategic property advice and technical due diligence on behalf of owners, occupiers, investors and funding institutions.

Prior to forming Record Associates in 2012, Julian was a Director in Deloitte's Construction advisory business and Partner at Drivers Jones with responsibility for the Project Management and Building Consultancy practice across the Midlands.

Julian prides himself on his straight forward communication style, ability to communicate in plain english, find pragmatic solutions to awkward issues and respond quickly and dynamically at all times.

Julian has been an author for JCT News (www.jctltd.co.uk) and articles include Smart Procurement, What's the Future of PFI and Collaboration.

Outside work Julian enjoys an outdoor lifestyle, living life more sustainably and the use of new (and old) low carbon technologies.

Selected Professional History

Julian's prominent experience includes:

Ampleforth Abbey Trust - Julian has been a member of the AAT estates committee for five years and provides oversight and development strategy for the management of their diverse property estate.

Position

Director

Discipline

Project Management and Building
Consultancy

Qualifications

BSc Building Surveying
PGCert Project Management
Chartered Building Surveyor & Project
Manager (MRICS)
RICS Registered Valuer
Advanced Professional Award in Expert
Witness Evidence
Member of Academy of Experts





Expert Witness, Various - Julian has completed the Legal Experience Training Advanced Professional Award in Expert Witness Evidence and has provided expert opinion and prepared several CPR compliant expert witness reports either as a single joint expert or a sole expert for both claimants and defendants. This includes disputes over professional negligence - defective pre-acquisition surveys, project management services; assessing breaches of contract and damages in relation to poor and incomplete building works; housing disrepair; service charge disputes; and boundary related disputes with neighbours. Instructing solicitors include Trowers & Hamlins, CMS Cameron McKenna, DAS Law and DLG.

Building Consultancy, Various – During his career, Julian has undertaken various building surveys with a capital value in excess of £75m. This includes specific defect surveys, pre-acquisition surveys including Level 3 building surveys, condition reports, preparation of schedules of condition, advising on maintenance expenditure, preparation of schedules of dilapidations on behalf of landlords and negotiation of claims on behalf of tenants.

Staffordshire Wildlife Trust – Construction manager for the development of a new £300,000 educational hub. The original contract with a turkey supplier was terminated and we acted as construction manager for the completion of the project.

Staffordshire Wildlife Trust - Project manager for the £500,000 development of a new visitors centre at their existing campus which includes a kitchen and café, new entrance and shop as well as a new car park and various external seating areas. The works are being undertaken in four phases within a live operational environment.

Pathway Intermediates – Project manager for the £750,000 redevelopment of a dilapidated 50,000 industrial unit and offices to create a modern factory environment.

Wye Valley Brewery - Project manager and lead designer for new £750,000 warehouse development incorporating new cask filling plant, distribution facilities and service yard.

Wesley House – Project manager and lead designer for the £750,000 conversion of former Methodists church into 12 apartments;

Downsfield Medical Centre - Lead project manager for the £500,000 extension and redevelopment of the existing medical centre to provide additional clinical accommodation and enlarge facilities which meet NHS requirements. The works involved extensive liaison with the funders, NHS England and are being undertaken in three phases within a live operational environment.

St Mary's Street, Bridgenorth - Architectural design of office conversion within a historic building to form a new retail units with flats above.





Stafford Borough Council - Condition survey and preparation of an integrated building and landscape maintenance plan for the Council's Victoria Park HLF application.

PGL Limited - Condition survey of 19C Calendar House at Boreatton Park in Shropshire and preparation of roof maintenance plan for planned maintenance of failing roof coverings;

Langholm Capital - Provision of property due diligence on the acquisition of two food related businesses including the preparation of a full building surveys, maintenance costs and fire insurance valuations.

Marketing Birmingham - Project Director for the fit out and relocation of Marketing Birmingham from Millenium Point into the Grade II Baskerville House.

Confidential, Nottingham - Provision of due diligence and property advice around the proposed relocation of Nottingham office including undertaking a building survey and advice on move.

Abbey Leisure Centre, Redditch - Lead Project Manager for the development of a new £6.5m community leisure centre providing a 6 lane 25m swimming pool, a toddler pool, changing facilities and the refurbishment of their existing dry sports centre on the adjacent plot.

Heart of England Foundation Trust - Lead Director for the Audit of an outline business case for the development of a new £36m ambulatory care centre at the Trust's Heartlands Hospital site.

Wolverhampton Strategic Services Development Programme - Joint Project Director for the delivery of Wolverhampton City Council's and Wolverhampton City PCT's £120m Strategic Services Development Plan (SSDP) providing six new centres integrating health and community care services plus a number of stand alone health centres at various sites throughout Wolverhampton.

Aberystwyth University – Student Accommodation - Project Director for the development of a £9m 248 bedroom student accommodation scheme on behalf of the University. The design process through to submission of a planning application was achieved for this scheme within a four month period, from a standing start.

West Bromwich and Wolverhampton Law Courts - Project Director for the delivery of a two new courthouses in the Black County with a combined project value of £80m on behalf of Her Majesty's Courts Service.

Equitable Access to Primary Medical Care - Project Director for the successful delivery of three temporary health centres in Wolverhampton using prefabricated units on a fast track timescale on behalf Wolverhampton City Primary Care Trust. The works were completed in June 2009.





National Policing and Improvement Agency - Project Director for the successful delivery of a new £11m accommodation block providing 168 en-suite rooms using modern methods of construction.

Karndean International, Evesham - Provision of pre-contract due diligence advice on behalf of the occupier, Karndean International prior to signature of agreement to lease for a new 75,000sq.ft warehouse development.

Royal Shakespeare Theatre Redevelopment, Stratford-upon-Avon - Julian was an assistant project manager on the transformation project and advised the RSC on the appointment of the construction manager.

Various, Wolverhampton & Walsall LIFT - Lead project manager acting on behalf of LIFT Co for the construction of a new primary healthcare centre and a specialist children's centre in Wolverhampton. Contracts were exchanged in October 2004 and the second of the two facilities will be completed in March 2006. The first of the schemes was completed in December 2005 on time and within budget. Total construction value - £8.6m.

Calderdale Schools PFI, Halifax - Legal, technical and financial due diligence up to financial close on behalf of the Bank, Sumitomo Mitsui Banking Corporation and the PFI provider for the construction of four new secondary schools and one new primary school. Works were commenced in July 2003 following which Julian was responsible for the project management of the schemes on behalf of the PFI provider in phases through to July 2007. Construction value - £45m.

St Thomas More School PFI, Wolverhampton - Project manager on behalf of a Private Finance Initiative (PFI) consortium for the construction of the new St Thomas More RC School in Wolverhampton. The new facilities comprise new laboratories, classrooms, assembly and dining hall, indoor sports hall and a self contained music block. The Works were completed in April 2003 at a total cost of £13.3m on time and within budget.

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