

Lance Crane

Testifying Delay Expert Witness | Managing Director

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Contact

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Geographic Experience

United Kingdom | United Arab Emirates | Saudi Arabia | Qatar | Kuwait | Oman | Uzbekistan | Australia | Africa

Education

BSc, Construction Management, University of Northumbria, UK

MSc, Construction Project Management, University of Northumbria, UK

Honors & Awards

Lexology Index Global Elite Thought Leader (2021 to present)

Lexology Index Construction Expert Witness guide (2020 to 2021)

Lexology Client Choice Best Expert Witness (UAE) Award 2021

Certifications

Royal Institution of Chartered Surveyors Accredited Expert Witness (RICS Expert Witness Accreditation Service)

Accredited and practicing member of the Academy of Experts (MAE)

Affiliations

Full Member of the Chartered Institute of Arbitrators

Full Member of the Chartered Institute of Buildings

Full Member of the Society of Construction Law

Lance Crane is an independent construction delay expert witness with over 20 years of experience and more than 12 years acting as a lead testifying forensic delay expert in dispute resolution proceedings. He has been appointed to provide independent expert opinion in mediation, adjudication and arbitration proceedings throughout the United Kingdom, Middle East, Africa, Australia and Asia-Pacific. His core focus is on the EMEA region, having resided and worked in the Middle East, as well as the UK and Europe.

Lance has provided both written and oral expert testimony in high-value and technically complex disputes concerning buildings, civil infrastructure, oil & gas, power, railway infrastructure and stations, airports, land reclamation and marine infrastructure. His instructions have included matters exceeding US\$1 billion in value and proceedings under ICC and other arbitral forums.

Key Credentials

- RICS fully Accredited Expert Witness
- Academy of Experts Accredited Expert Witness
- Lexology Global Elite Thought Leader
- Lexology Client Choice Award Winner
- International Arbitration Experience
- Oral Expert Testimony Experience (Adjudication and Arbitration)
- Construction Planning, Programming, Project Management, and Delay Specialist

Professional Standards

Lance undertakes all expert witness appointments in accordance with:

- Civil Procedure Rules Part 35
- Practice Direction 35
- RICS Expert Witness Standards
- Academy of Experts Professional Guidance
- Society of Construction Law Delay and Disruption Protocol

Lance regularly utilises advanced analytical technologies and AI-assisted review tools within a structured governance framework. All expert opinions remain independently authored, verified and compliant with CPR Part 35, the RICS Expert Witness Standards and applicable tribunal requirements.

He maintains independence from the parties, legal representatives and dispute outcome and provides objective opinion evidence based solely upon the facts, contemporaneous records and accepted professional methodologies.

Oil and Gas / Process / Power

- Appointed as independent expert witness for delay matters concerning the fabrication and construction of oil reactors for an oil and gas dispute in Uzbekistan for the matter of an Arbitration, resulting in an early settlement, and a significant cost saving to the instructing client.
- Appointed as independent delay expert for three no. packages within an ICC Arbitration in dispute of over AUD 1 billion regarding issues sought from the design and construction of an LNG loading jetty, in Western Australia. Lance provided his expert opinion on matters of delay regarding the scour protection, and logistics for the transport of all materials to and from the site.
- Appointed as independent delay expert for delay matters concerning a fabrication project for oil and gas compressors in Kuwait, prior to Arbitration proceedings. Lance was instructed to advise the client whether it had a robust claim prior to potential Arbitration which was achieved via a retrospective analysis which achieved the clients' goals and resulted in significant cost savings.
- Appointed as an independent delay expert regarding a 42 MW battery storage facility in the UK for a matter of Adjudication. Mr. Crane assessed various critical events retrospectively, identifying omissions in contemporaneous evidence. The dispute settled early based on Mr. Crane's expert report.
- Appointed independent delay expert on a dispute between a Korean fabrication yard and Norwegian client in connection with the topsides of the largest ship in the world, an FLNG vessel. Mr. Crane was asked to assist the tribunal in the matter of an LCIA Arbitration hearing; however, the matter was settled early in favour of Mr. Crane's assessment.
- Appointed as independent delay expert to assess two 3rd Party assessments of a wind farm project in Eastern Europe, consisting of over 60 turbines with a total capacity of approximately 245MW prior to the matter of Arbitration.

Buildings / Mixed Use Developments

- Appointed by lawyers representing a global insurance company as a delay and disruption expert to assess a commercial building fit-out in London, for the matter of Adjudication. The award agreed entirely with Lance's assessment.
- Appointed as delay expert for an ICC Arbitration within the UAE regarding the demolition and reinstatement works for a multi-tower mixed-use building. Lance provided written and oral testimony in Abu Dhabi, resulting in a settlement of an amicable manner, contrary to his opposing delay expert.
- Appointed as delay expert for Adjudication in the UK regarding a mixed-use building renovation in London. Mr. Crane assessed delays contemporaneously, of which was ignored by the counterpart delay expert. Lance was appointed by the respondent and the matter settled in favor of his opinion.
- Appointed as delay expert for a commercial office building in London to assess an alleged extension of time. Lance provided his written testimony which resulted in an early settlement during the Adjudication process for his instructing client.
- Appointed as delay expert for the matter of an ICC Arbitration assessing critical delays incurred on a 4-tower mixed-use development valued at approximately AED 1 billion, in the UAE. The tribunal agreed with Lance's assessment, of which was contrary to his opposing delay experts' opinion.
- Appointed to provide an independent expert SWOT assessment of two major mixed-use developments commissioned by a Dubai government entity. The advice Lance provided was fundamental for the contractor's stance in the dispute, primarily relating to adequately modeled delay analysis methodologies.
- Appointed as delay expert for Adjudication in the UK regarding a mixed-use building project. Mr. Crane assessed delays utilising best practice delay analysis. The matter settled early based entirely on the opinion of Mr. Crane, contrary to his counterpart expert.
- Appointed delay expert in the matter of a Dispute Adjudication Board referral relating to the demolition, alteration and refurbishment of a commercial and residential facility. The Adjudicator agreed entirely with Mr. Crane's assessment.

Land Reclamation and Marine Works

- Appointed as delay expert providing testimony for an Adjudication in the UK. Lance was appointed by the respondent for a major port dispute including land reclamation works and fabrication works on site. The decision concluded matters entirely in favor of Lance's opinion.
- Appointed within SIAC Arbitration proceedings to provide independent delay expert opinion regarding dredging, sand reclamation, and shore protection formation works for complete islands in a Maldives' development. Lance's assessment advised the parties and helped settle the dispute prior to arbitration.
- Appointed as delay expert providing time-related cost testimony for an Adjudication in the UK. Lance was appointed by the respondent for a major port dispute including issues relating to costs incurred due to disrupted works throughout the project lifecycle.

Transportation and Infrastructure

- Appointed as delay expert in the matter of an Adjudication between a main contractor and subcontractor on an international airport in Oman. Mr. Crane produced a response report, and provided expert testimony for delay matters in London to KC.
- Further to the above, appointed as delay expert in the matter of an Adjudication between a main contractor and subcontractor on a domestic airport in Oman. As with the above, Lance provided expert testimony for delay matters in London.
- Appointed as independent delay expert for a £355 million split-level junction road project, prior to Adjudication proceedings. The works included widening the eastbound carriageway to three lanes and installing a new footbridge to create a safer route for pedestrians and cyclists crossing a major road in the UK. Mr. Crane's assessment assisted to amicable settlement with three parties.

Examples of Advisory Services

- Mr. Crane led a team on the assessment of Extension of Time ("EoT") claims and engineer assessment on a mixed-use development in Dubai. Mr. Crane was subsequently instructed to lead the team on 5 no. further separate EoT assessments for differing projects under the same client, a Dubai government entity.
- Preparation of a section of a claim on a major hub international airport with a total claim of over £1 billion. Mr. Crane led a section consisting of £600 million in claims.
- Lead delay advisor on a package contributing to a major gas project in Oman, resulting in a windows analysis to conclude any delays incurred.
- Lead delay advisor and live planning support for Qatar metro, providing time impact analysis to establish extension of time and prolongation costs for major metro project in Qatar. Further provided live planning support with programme reviews and establishing best practice.
- Lead delay advisor on a development of 663 villas in the Middle East providing an EoT claim to advise Contractor of entitlement to a succession of delays during the works using a windows analysis. The matter resulted in excess of 350 days EoT granted.
- Lead delay advisor on a claim for the steel structure sub-contractor for an international airport extension preparing windows analysis for a 12-month period and planning / dispute advice throughout.
- Lead delay advisor comprising windows analysis for a 2-year period covering high rise redevelopment including four luxury hotels for a project estimate of AED 2.5billion.
- Provided independent advisory services to the client for an EoT claim surrounding delays to a railway redevelopment Project in the UK. Post this claim, Mr. Crane provided advice to the client surrounding the programme and project management procedures.
- Mr. Crane provided lead programming and delay advisory services to Abu Dhabi Investment Authority for several projects in Europe.

Examples of live project experience

Prior to specialising in expert witness work, Lance held senior planning, project controls and project management positions on major infrastructure and rail developments. He was promoted to Lead Planner on a key package of one of Europe's largest rail infrastructure programmes and gained extensive experience in project delivery, programme management and project controls before moving into dispute resolution and expert witness practice. His key live experience is listed below.

- Lead planner role held for track and OHLE within the systemwide fit-out of the entire tunneled section of the Crossrail route between Royal Oak, Pudding Mill Lane and Plumstead portals in London. Mr. Crane developed the programme and managed all compensation events.
- Lead planner role held for C644 design, procurement and installation. The scope of works included the provision of traction power distributed within Crossrail's central section. Mr. Crane developed the programme and managed all compensation events.
- Lead planner role held for C650 design, procurement and installation. The scope of works included the provision of electrical power, within Crossrail's central section to provide a dedicated power supply for use at stations, shafts and portals. Mr. Crane developed the programme and managed all compensation events.
- Lead planner role in a joint venture contributing toward the airport express as well as nine rapid lines and a light rail network in Hong Kong. The project consisted of developing and distributing 'ultrasonic rail testing equipment' to be deployed during construction for the track and overhead line equipment.
- Planner role held from inception to completion of Bexhill bridge replacement near Brighton, UK. Contributed towards the full possession as lead planner and site access coordinating supervisor.
- Planner role held from inception to completion of Tanners Hill widening of bridge arch and addition of 2nd track in London as part of the Thames link project.
- Various other experience in station enhancements, bridge replacements and MAFA schemes in or around the London area including Wembley Central platforms, Abbey area footbridge demolition, Barnabus road bridge replacement, Cuxton road bridge replacement, and Eltham embankment.
- Various other roles include site access coordinating supervisor; assistant site manager; assistant bid Manager; and project controls.

Independent comments via Lexology Index from clients, instructing lawyers and tribunal say:

"Lance Crane is an accomplished construction expert with over two decades of experience with preparing independent forensic analysis for major international projects."

"Lance has extensive practical construction knowledge and is a very proactive expert"

"Lance has the ability to distil complex issues from a vast amount of documents into easily digestible points that can be understood"

"He has strong technical knowledge and expertise, and is persuasive"

"He has a great writing style and always produces documents on time"

"He is demonstrably flexible and is able to manage resource-strained projects"

"Lance has managed to work around limitations and optimise the workflow information requests to the client to meet tight expert deadlines"

"Lance Crane is a rising star in construction and engineering disputes, with deep experience providing expert testimony on delay matters across oil and gas, power, rail, aviation and marine sectors."

"Lance has outstanding judgment"

"He is a real professional who has great technical expertise"

"Lance is extremely dedicated to his clients"