

EXPERIENCE OF PHILIP J SPENCER

- As part of my initial training, I spent time with the Property Services Agency and their defects advisory department and was subsequently appointed to the Parks and Palaces Department, during which time I was involved with Buckingham Palace, Royal apartments and buildings within the Royal Parks.
- I became a Chartered Surveyor whilst working at Hunter & Partners, Surveyors and Architects, based in Central London. During the course of this period of employment, I was involved with defect investigation to both modern and historic buildings.
- Upon appointment as a Senior Building Surveyor at National Westminster Bank Plc, I became responsible for the property portfolio of some 750 No various properties throughout the South West, Wales and West Midlands of varying age and construction.
- Subsequent employment with the Arcadia Group (formerly the Burton Group) involved a wide ranging responsibility for some 1600 No properties, including Debenhams Department Stores and distribution centres. My responsibility extended to defect investigation and implementation of Planned Preventative Maintenance Programmes, including consideration of appropriate remedial work specifications in connection with roofs and external elevations.
- Time employed at the Recovery Audit Group involved extensive review of procurement practices of major organisations, in respect of property maintenance and refurbishment. This included review of contract terms and conditions and tendering procedures and review of contractor rates for various remedial works.
- In the light of my wide ranging experience within a number of organisations, both as a Consultant and a Client, I have extensive experience dealing with construction, repair, modification and re-roofing works and ensuring that appropriate and cost effective remedial work solutions are identified and implemented, having specific regard to Lease repairing obligations of both Landlords and Tenants.
- Whilst I was self-employed undertook numerous sub-consultancy appointments dealing with all aspects of building consultancy, representing both Tenants and Landlords.