

Committee(s): Barbican Estate Residents Consultation Committee Barbican Residential Committee	Dated: 1 September 2025 15 September 2025
Subject: Appointment of Expert Witness	Public
This proposal:	To appoint Hawkins as the forensic Architect (expert witness) to review BJH as per the previously agreed scope.
If so, how much?	£86,350 + VAT
Has this Funding Source been agreed with the Chamberlain's Department?	City Fund
Report of: The Executive Director of Community & Children's Services	For Decision
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

It has been agreed that an Expert Witness will be appointed by the CoLC to determine liability and magnitude of costs related to the rectification of the problems with the fabric of Ben Jonson House.

Following tender evaluations this report recommends proceeding with Hawkins as per the tender award form (attached as appendix).

Recommendation

Members are asked to:

- Note the contents of this report.
- Approve the appointment of Hawkins to deliver this work.

Main Report

The City of London Corporation (CoLC) proposes to appoint Hawkins as the forensic architect (Expert Witness/Determination provider) to assess liability and quantify the costs associated with rectifying defects in the fabric of Ben Jonson House.

Purpose:

To obtain an independent expert determination on responsibility for building defects and the scale of associated costs, providing a basis for resolution and future actions.

Tender Process:

Five firms were invited to tender (Expert Architect Studio, HKA, Hawkins, Ridge, JS Held). One (JS Held) was excluded for non-compliance. Four were evaluated by a panel.

Evaluation included technical submissions, interviews, and pricing. Hawkins achieved the highest overall score (86%), excelling across technical, price, and interview categories.

Contract Award:

- Recommended provider: **Hawkins**
- Cost: **£86,350 + VAT** (below the pre-tender budget of £100,000)
- Duration: **2 months**
- Funding: To be met as a landlord cost from the **City Fund** (CoLC).

This secures the most competitively priced and highest-rated submission. Provides independent, authoritative expertise to support dispute resolution. Aligns with prior commitments made to Barbican residents and Hawkins has committed to responsible procurement and delivering social value through their operations.

Funding Strategy

The funding for this work has been agreed as a landlord cost and as such will be funded by the City Fund.

Appendices

Appendix 1 – PT8 Tender Award.

Appendix 2 – Previous commitment to residents.

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management