



Rob Varney

Director

Summary

Robert is a highly experienced Chartered Quantity Surveyor and dispute resolution specialist with over 35 years in the construction and engineering sectors. His expertise spans quantum analysis, litigation and dispute management, expert witness appointments, and contract advisory services. Rob has been appointed more than 20 times to provide expert advice on a range of projects from commercial to public sector, rail to aviation and projects around the globe.

He has acted in litigation, arbitration, adjudication, and mediation, providing strategic advice to clients and expert evidence in complex disputes. Robert's background as Commercial & Legal Director gives him a unique perspective on both operational and legal issues.

Contact

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Email

rob.varney@overford.com

Office Location

Sheffield

Qualifications

Diploma in Building Services
Quantity Surveying

Chartered Quantity Surveyor
(MRICS)

Associate - Chartered Institute
of Arbitrators

Regional Representative -
Society of Construction Law

Career Overview

- Director, Overford (Present)
- Director, Twenty3 Consulting Ltd (2024-2025)
- Commercial & Legal Director, Imtech Technical Services (2011-2013)
- Commercial & Legal Director, Inviron Ltd (2003-2011)
- Commercial Director, ABB Ltd (1999-2003)
- Earlier roles in consultancy and quantity surveying, including Crown House Engineering and Sheffield Council.

Expert & Dispute Experience

Residential

- Engaged by a defendant for large domestic residence dispute over final account.
- Valuation of defective M&E services in large apartment complex in London.
- Valuation of rectification works to defective services in apartment block in Manchester built in 2010.
- Appointed by solicitors in respect of quantum of costs following termination of the employment of the MEP services sub-contractor on a large luxury apartment development in London.



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Expert & Dispute Experience Cont.

Education

- Dispute over final account on educational establishment in Yorkshire.
- Negligence claim against consultant for cost overruns on secondary school in Scottish Islands - valuation of disputed M&E installations.

Commercial / Process

- Negligence claim against consultant for Data Centre Chilled Water System.
- Appointed by solicitors in relation to valuation of M&E variations in disputes on large food processing factory North West UK.
- Appointed by solicitors in relation to multi-party adjudication, litigation and medication in relation to specialist architectural flooring installation in distillery in the Scottish Highlands.
- Appointed by solicitors to value disrupted M&E installation as part of wrongful termination claim.

Quantum Expert Experience Cont.

- Appointed by solicitors to provide expert quantum report in relation to remedial works to a defective ventilation system at an insect farming facility.

Civils / Rail / Infrastructure

- Appointed by solicitors to provide support in defence to adjudication from M&E sub-contractor relating to rail care facility.
- Appointed by solicitors in respect of quantum of costs as part of an international arbitration for civil engineering works involved in electrification project in Tanzania.
- Appointed by project management consultant in respect of assessment and opinion on claim heads under development and funding agreement for a bus depot.

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Memberships & Associations

Regional Representative,
Society of Construction Law

Member, Chartered Institute of
Arbitrators

RICS Chartered Surveyor



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Expert & Dispute Experience Cont.

Healthcare

- Appointed by solicitors in respect of quantum of costs for carrying out remedial electrical work to distribution boards in a PFI hospital in the East Midlands.
- Engaged in a dispute over value of heating and hot water systems installed in 75 room care home.
- Appointed by solicitors to provide expert quantum report in relation to ground source heat pump defects at a large PFI hospital.
- Appointed by solicitors to provide expert quantum reports and reach agreement with other quantum experts in relation to a claim against multiple defendants for damages arising out of extensive remedial works to a large PFI hospital.
- Appointed by solicitors to provide a report into the entitlement to extension of time and loss and/or expense in relation to a care village.

Claims Experience

Litigation in the High Court - Reported Cases:

- 2006 – Bennett Electrical Services Ltd v Inviron Limited - Enforcement of an adjudication decision over entitlement to be paid a final account. (Mayer Brown, Ben Quiney Crown Office Chambers).
- 2003 - Orange EBS Ltd v ABB Limited - Enforcement of an adjudicator's decision. Subsequent judgments have been decided contrary to this decision (Wragge & Co).
- 2002 – Total M&E Services Ltd v ABB Limited - Enforcement of an adjudicator's decision (Wragge & Co) 2000 – Isovel Ltd v ABB Building Technologies Ltd.
- Insolvent company and stopped cheque. Court of appeal (Wragge & Co).

Further Claims Experience

- 8 unreported cases of litigation in the High Court (Mayer Brown, Wragge & Co, Cleaver Fulton Rankin) - 2 arbitrations arising out of the same dispute.
- 9 Adjudications as referring party.
- 14 Adjudications as responding party.
- 10 County Court claims as claimant.
- 44 County Court claims as defendant.

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Expert & Dispute Experience Cont.

Procurement Experience

- M&E Design & Build Contractor - review and advise on contractual terms for tender for £70m extension to dairy production facility in Riyadh, Saudi Arabia.
- Major International Real Estate Manager - advising upon and drafting procurement forms and procedures.
- Water Treatment Specialist - providing advice on specific framework contracts.
- Aviation Contractor - advise on complex forms of contract for UK airports.
- Technical FM Contractor - provision of bespoke forms of sub-contract specific to the provision of technical facilities management.
- Major International Real Estate Manager - advising on obligations under Property Management Agreement and setting up procurement systems on flagship redevelopment project, London.

Recent Live Project Experience

Aviation

- Aircraft ground lighting installation for a runway.
- M&E services for a new first-class lounge.
- Enabling works for a new baggage system at a major airport.
- Toilet block upgrades and first-class lounge improvements at a major airport.
- Runway upgrade works at an RAF base.

Commercial & Industrial

- Electrical packages for an Amazon fulfilment centre.
- Electrical package works for a new arena development.

Public Sector

- Electrical installations for ancillary buildings at a new-build prison.

Infrastructure

- Car park lighting and drainage installation.

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