



Robin Bramley

Director and Consultant Mediator

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In Brief

Chartered Surveyor

Arbitrator

“Just a note to confirm that everything was splendid, and it certainly sorted the matter out”

Excellent – really pleased with his approach to the matter and the parties”

- Land Agency
- Estate Management
- Valuation
- Development
- Minerals and Waste Management
- Professional negligence
- Agriculture
- Property
- Farming

1996 - Academy of Experts, Qualified in Dispute Resolution

1998 - CEDR accredited mediator

Member of RICS panel of mediators

2002 - Director of MiEA (Mediators in East Anglia)

2004 - Director of Consensus Mediation Ltd.

Mediation Background and Experience

Background

My professional life has revolved around securing objectives for clients, by negotiation. I have extensive experience of Dispute Resolution, as an Arbitrator, and as an Independent Expert Adjudicator, and of Court procedures as an Expert Witness. This background has led me naturally to mediation, which provides a far better method of finding practical answers to difficult problems, without the risks, costs, delays and general damage of seeking imposed solutions. My mediation work has now increased to a level which has enabled me to set up an independent specialist practice in 2003, operating throughout England.

Experience

I have acted as mediator in a wide range of disputes. My appointments generally stem from one or more of the following factors:

- General relevant business experience
- Over 30 years as a property professional



- A lifetime's knowledge of farming

Settlements have been reached in the very large majority of my cases and I have a very high success rate in cases where the parties are personally well known to each other and agreement is not expected by them or their advisors.

Agriculture

Qualifications

1974 - Diploma in Farm Business Management
1974 - ARICS

Background

- Managing Partner of extensive agricultural and property business with a broad spread of farming enterprises including sheep, cattle, cereals, sugar beet and potatoes, forestry, conservation and diversification.
- Director of various agricultural co-operative companies 1980-90.
- Trustee and Trustee/Executor of a number of private property trusts and estates for various families since 1982.
- Winner of three awards for Farmland Conservation.
- Experience of day to day management of 5,000 acres of in hand arable land.

Hands on Experience

Hands on personal experience of practical farming including milking, lambing, pigs, slurry and FYM.

Property

Qualifications

1972 - LL.B Hons - University of Exeter
1974 - ARICS - College of Estate Management, Reading
(RICS Practical Examination – Hugh Cooke Prize for highest overall marks)
1982 - FRICS Fellow of the Royal Institution of Chartered Surveyors

Background and Experience

- 25 years experience as a Partner, Managing Partner and Senior Partner of a long established firm of Chartered Surveyors in General and Rural Practice based in Norwich and covering East Anglia.
- Trebled turnover and merged firm with Brown & Co.
- Subsequently partner and now active consultant to Brown & Co, Property and Business Consultants.
- Responsible for management of various diverse property portfolios, and transactions involving urban, rural and development property, minerals and leisure.
- Client list of private individuals, Trusts, property companies and local authorities.
- Managing Director of a waste disposal company 1985-95.



- Valuations and appraisals for Banks and Lending Institutions
- Responsible for the maintenance, repair and conversion of Listed Buildings including Grade I and Grade II* Historic houses.

Comments

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Some cases mediated...

General Commercial Cases

- Breach of Contract - Damages
- Loss of business
- Misrepresentation
- Alleged slander
- Break up of, or loggerheads in - Family Businesses, Business Partnerships or companies
- The business consequences at the ending of marital or extra marital partnerships
- The consequent division of shares, property, profits/losses, assets, liabilities and tax
- The maintenance of business relationships
- Disputes in connection with Wills, Trusts and the duties of Directors.

Agricultural Cases

Dairy Herd Performance

- Dispute between feed supplier, formulation consultant and farmer over rations
- Herd management

Property Cases

Development:

- Option agreements
- Overage
- Ransom strips, Easements & Offsite costs
- Planning
- Restrictive Covenants
- Compensation
- Injurious affection
- Joint Ventures & Profit shares
- Contaminated land
- Hope Value

Construction:

- Estimates v Quotations, and extra Costs
- Listed buildings
- Negligent Survey
- Asbestos, Health & Safety

Landlord and Tenant

- Management of Investment Portfolio
- Protected Tenancies



- Breeding policy etc

Horticulture

- Impact on wholesale vegetable nursery stock contract of defective specialist fertiliser
- Loss of profit, goodwill

Farm Building Construction

- Defective slurry system
- Defective concrete
- Defective cubicles
- Contamination & pollution

Equestrian Business

- Neighbours
- Nuisance
- Boundaries

Family Farming Businesses

- Subdivision of farms
- Companies
- Tenancies
- Value of land, houses, machinery, crops
- Many interpersonal issues

- Sale or Purchase of let properties
- Repairs and Dilapidations
- Housing Association contracts
- Negligent valuation

Boundaries

- Adverse possession
- Disputed access rights
- Easements of Common Intention
- Plans, Deeds and Fences
- Trespass
- Nuisance
- Numerous consequent neighbour issues
- Valuation & Compensation

Other ADR

Qualifications

1992 - Appointed Member of Lord Chancellor's Panel of Arbitrators
Member of Arbrix
2000 - RICS certificate in Arbitration Practice
2001 - Member of Chartered Institute of Arbitrators
2002 - Diploma in Arbitration

Arbitration

Actively involved in arbitrations under the Agricultural Holdings Acts covering Farm Rents,



Landlord and Tenant matters, Dilapidations and Tenants Right as an Advocate, Expert Witness and Arbitrator upon appointment by the parties privately or by the President of the RICS, since 1980.

Various appointments under the Arbitration Act 1996 including determination of value of commercial / industrial estate development.

Ad hoc appointment by agreement of parties to arbitrate outstanding valuation points as part of a mediation settlement.

Independent Expert Adjudication

Various appointments by the President of the RICS and by other parties to adjudicate on Boundary and Building issues.

Negotiation

On behalf of private and local authority clients, I have negotiated transactions involving the sale and purchase of development land, houses, farms and estates, commercial property and mineral waste disposal sites throughout East Anglia.

I have been involved in the strategic planning of family businesses including the management of a generation change and in the numerous day to day negotiations involved in the management of property portfolios.

Expert Witness

Prior to 2002, I have acted as an Expert Witness concerning Valuation matters and Professional Negligence as well as in Planning Inquiries.

Background...

Education ...

Ampleforth, Exeter University
Norfolk College of Agriculture
Reading University

Employment ...

1972 Turnbull & Co Chartered Surveyors
1975 Francis Hornor & Son (established 1794)
1978 Francis Hornor & Son, Partner
1989 Francis Hornor & Son, Managing Partner
1991 - 1996 Francis Hornor & Son, Senior Partner
1996 - 2001 Francis Hornor Brown & Co, Partner
2001 - to date Brown & Co, Consultant
2002 Mediators in East Anglia, Director
2004 Consensus Mediation, Director



Public Appointments

1983 - 2000 - Justice of the Peace

1993 - 1998 - Rota Group Chairman

1990 - 2000 - Vice Chairman, Family Panel

2001 - to date - Supplemental List

1989 - 1999 - Norfolk and Suffolk Broads Authority Member, on appointment by the Secretary of State. This is the National Park Authority for the Broads.

Former Chairman, The Broads Society.

1984 - 2001 - Norfolk Police Authority, Vice Chairman, Property Committee dealing with £60 million PFI project

Committee Member/Chairman of various social, sporting and conservation bodies.

Why choose consensus mediation...?

Our role ensures that...

- Mediators remain wholly impartial and focused on the dispute because we handle all the fee negotiations, contracts, documents and logistics;
- Mediators do not become disqualified from acting (even by perception) because of previous direct or frequent instructions from one party or solicitor;
- Clients and their solicitors can concentrate on the case while we sort out all the administration and logistics.

We quote an inclusive fee for the mediator's time and the administration of the entire mediation process. Consensus Mediation does not charge for "overtime" or for any other hidden extras.

For an informal discussion call one of our Case Managers now on **0844 561 1763**