



Malcolm Thomas BSc(Hons), DipTP, FRICS, MIFSM
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A senior manager in property, construction and estates management functions for public and private owners and occupiers. A **Chartered Building Surveyor and Town Planner** with 40 years' experience in consultancy and public sector organisations, delivering property related programmes and projects. Excellent at communicating with customers and stakeholders and in delivering projects successfully in a business-like manner.

- **Leadership:** A leader who is skilled in coaching and building teams of professional, technical and administrative staff to deliver outcomes for organisations.
- **Property Management:** A Chartered Surveyor who can effectively service the management of corporate property through due diligence, asset management planning, improving statutory compliance, building surveys, landlord and tenant and facilities management services.
- **Strategic Programme Management:** An experienced manager of building condition surveys, providing strategic and policy advice on planned maintenance and reinvestment in property portfolios. Experienced in collaborative working across a variety of public and private organisations.
- **Project Management:** A practitioner experienced in delivering many and varied refurbishment, retrofit and new build construction projects often in occupied premises.

Career History

May 2016 – present Freelance consultancy and training UK based

March 2014 – April 2016

Prendos New Zealand Ltd – Chartered building Surveyor

- Auckland based - building defect surveys, due diligence, planned maintenance, asset management, project management - schools, colleges and commercial buildings

November 2012 to March 2014 Freelance consultancy and training UK based

- Building surveys, planned maintenance, asset management and training for major UK national clients

September 1993 to November 2012 Property Tectonics Ltd – Associate Director

Managed teams of surveyors and engineers delivering construction projects, major building surveys for asset management and professional property advice and services.

- Provided professional support to national commercial and retail clients on pre-acquisition and condition surveys, party walls, building defect rectification, dilapidations, energy audits and environmental sustainability
- Delivered housing and commercial refurbishment, fit out, alteration, major repairs projects

- Responsible for due diligence surveys, project management of fit-out and construction monitoring for offices; retail and leisure chains
- Responsible for the successful delivery of numerous major building condition/statutory compliance surveys and asset management plans for social housing landlords, local authorities, healthcare trusts, universities, schools, banking and retail premises
- Provided Town Planning support across the business on applications, appeals, enforcement and local planning
- Fire risk assessments, asbestos surveys and risk assessments, health and safety audits for statutory compliance for a wide variety of commercial, industrial and social housing clients
- Member of company management board 2000 – 2012

September 1992 to August 1993

The Robinson Thomas Partnership, Spain – Partner

Founded new business providing quantity and building surveying services throughout Spain.

- Pre-acquisition and building defects inspections for residential, leisure and commercial owners and companies
- Responsible for business development and for establishing network of associates and suppliers

June 1991 – September 1992

Murray North (SEA) Pte Singapore – Senior Building Surveyor

Founded successful building surveying business within multi-national civil and structural engineering consultancy.

- Built client base in Singapore and Malaysia including property owners and occupiers, developers, major corporations, condominium and commercial managing agents
- Managed team delivering surveys, building defect investigations and refurbishment contract administration for hotels, shopping centres, industrial premises and condominiums

June 1988 – June 1991

National University of Singapore – Teaching Fellow, Faculty of Architecture and Building

Taught construction technology, building pathology and maintenance management on undergraduate and post graduate courses.

- Devised and delivered short courses for professional development in Malaysia and Hong Kong
- Undertook research and published papers on surveying tools and techniques
- Provided consultancy advice for building owners and property managers on building defect investigation and major repairs

August 1985 – April 1988

London Borough of Hackney – Minor Works Unit Manager, Directorate of Construction Services

Initially lead design side on innovative design and build service and latterly acting manager of team comprising architects, surveyors, contract managers and tradesmen/women.

- Undertook refurbishment, retrofit and major repairs of occupied housing, offices and community buildings
- Lead design side and liason with building owners and occupants
- Contract administration and project management from inception through to completion

1983 – 1985 London Borough of Southwark Section Leader, Technical Services, Housing Department
1980 – 1983 London Borough of Islington Senior Building Surveyor, Architects Department
1974 – 1980 London Borough of Islington Senior Planning Assistant, Town Planning Department
1973 – 1974 London Borough of Bromley Town Planning Assistant, Planning Department

Academic & Professional Standing

2008 Domestic and Commercial Energy Assessor (RICS accreditation) and CRB clearance
2008 Member of Institute of Fire Safety Managers (IFSM)
2007 Member of RICS Inclusive Environments Consultant Scheme
2004 BIOH P402 – Certificate of Competence in Asbestos Surveys and Bulk Sampling
1993 Fellow of the Royal Institution of Chartered Surveyors (FRICS)
1988 Member of the Royal Town Planning Institute (RTPI). Resigned 2015
1983 Member of the Royal Institution of Chartered Surveyors (MRICS)
1983 RICS Final Examinations in Building Surveying
1983 Post Graduate Certificate in Building Surveying North East London Polytechnic
1977 Post Graduate Diploma in Town Planning Polytechnic of the South Bank London
1973 University of London BSc (Hons) Geography and Geology

IT Skills

MS Office Suite including Word, Excel, Access and PowerPoint. Use of property asset management packages eg Planon, Technology Forge, Codeman, Lifespan

Continuing Professional Development

Maintains technical and professional skill set by undertaking a minimum of 25 hours of personal development per annum. Full CPD logs are available on request.

Other Professional Interests 2004 - 2016

Written and delivered numerous workshops and seminars on property asset management, maintenance management and building defects, sustainable building maintenance and energy efficiency in Malaysia, Hong Kong, Singapore, Brunei, Australia and New Zealand.

Written and delivered workshops, seminars and on-line material for various companies and professional institutes in the UK on premises management, property asset management and health & safety eg Chartered Institute of Housing (MSc Module), TES, NASBM, Nottingham Trent University, Construction Study Centre, ARLA and IHM.

Produced and presented “Blackboard” Live interactive online training sessions. Written and produced training videos and DVDs. Project managed pay as you go web based training package. Produced web based premises and facilities management resource for schools. Written web based Masters training module for Chartered Institute of Housing UK on modern methods of procurement, asset and risk management.

Written book “Managing Building Pathology & Maintenance” for European Union funded Life Long Learning project July 2013. Co-author of current RICS guidance “Stock Condition Surveys”.

Interests Sailing, hill walking, golf, astronomy and travel June 2016
