



EXPERT WITNESS SERVICES

Litigation support from dedicated property experts

Chartered Surveyors and Property Consultants
Find out more at www.g-s.co.uk

GRAHAM + SIBBALD
We value property

The go-to team for Expert Witness services

Our team provides support and reliability every step of the way, using in-depth knowledge and experience to deliver impartial opinions in relation to a dispute.

WHAT IS AN EXPERT WITNESS?

In addition to agency, property management, valuation and lease advisory services, Graham + Sibbald also provide Litigation Support to services where an Expert Witness is required by a party to a dispute to present evidence in Court, Tribunal, Arbitration, Adjudication or other third party proceedings. This often involves preparing a preliminary report followed by a CPR (Civil Procedure Rules) compliant Expert Witness report and presenting evidence in person during these proceedings, if required. In some cases, a Single Joint Expert (SJE) can be appointed by both parties to a dispute.

Our instructions are received via solicitors. We only accept instructions where matters relate to those within our expertise. Fundamentally, the role of the Expert Witness is to provide technical analysis and opinion which will assist the Court or other tribunal in reaching its decision. The opinion evidence put forward by the Expert Witness is based on evidence of fact.

THE DUTY OF AN EXPERT WITNESS

The Expert Witness's duty is to give to the Court or other tribunal an impartial opinion on particular aspects of matters within their expertise which are in dispute. The overriding duty of an Expert Witness is to the Court or other tribunal. This duty supersedes any duty owed to the party instructing them and irrespective that they are responsible for paying the Expert's fees. The Court expects an Expert Witness to be independent and impartial. The report is required as it is not usually possible for the Expert to give evidence without it.

Areas of Expertise

VALUATION

Our valuer Expert Witnesses have experience of preparing reports and presenting evidence at Court where valuation evidence is required in partnership disputes, matrimonial proceedings, fraud cases and allegations of negligence against other surveyors, solicitors or building contractors and Section 18 Landlord and Tenant Act 1927 valuations (diminution in value).

BUILDING SURVEYING

Our Building Surveyor Expert Witnesses have more than 15 years' experience in commercial building surveying matters. They can report on matters related to; building defects, contractor workmanship, landlord and tenant matters (Dilapidation), building maintenance, pre and post-acquisition technical due diligence (building surveys) and more.

LEASE ADVISORY

Commercial leases typically provide for rent reviews to be determined by Arbitrators or Independent Experts, with a party to a dispute having the right to submit evidence to support their opinion of rental value. In Landlord and Tenant 1954 Act lease renewal cases, the Court is often required to determine disputes between the parties, typically being the rent but also other terms of the lease if not agreed.

Alternatively, if both parties agree, the Court will allow the parties to appoint a surveyor to determine the rent under PACT (Professional Arbitration on Court Terms). Our valuers are experienced in this field and the processes and procedures involved.

OTHER KEY SERVICE LINES

- Commercial Agency
 - Hotel + Leisure
 - Asset Services
 - Planning + Development
 - Business Rates
 - Architecture
 - Project Management
 - Carbon + Sustainability
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If you're looking for a property team that gets the job done, Graham + Sibbald offers a level of personal service, specialist skills, local knowledge and commitment that is second to none.

Local network, national resources

We're proud of the fact that we're the first choice of many of the UK's leading companies, including financial institutions, public sector bodies, and both residential and commercial property investors and developers.

From surveying and consultancy to valuations and sales, we offer a safe pair of hands, a dynamic, problem-solving approach and results that speak for themselves.

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KEY CONTACTS



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