

## **QUALIFICATIONS AND EXPERIENCE**

I am Steven Denison Docker, FRICS FCIQB MCIAT FASI ACI Arb MEWI

When I initially qualified in 1966 with First Class Honours I also won the top National and Regional Awards.

I am a Chartered Surveyor, a Chartered Valuation Surveyor, a Chartered Building Surveyor, a Corporate Town Planning Surveyor, a Chartered Architectural Technologist, a Chartered Builder and a Chartered Construction Manager. I am also an RICS Registered Valuer. I hold the Certificate of Expert Witness Accreditation from Cardiff University Law School. I am also an RICS Accredited Expert Witness.

I am also a member of the Chartered Institute of Arbitrators, the Centre for Accessible Environments, the Limbless Association, the Spinal Injuries Association and Headway, The Brain Injury Association. I am a Founding Member of The Expert Witness Institute.

For the last 40 years I have specialised in designing schemes for the adaptation of homes to suit the needs of disabled individuals. I also design new purpose built properties.

I always seem to have underway 30 to 60 schemes for the adaptation of properties or new build projects for individuals with severe disabilities in various parts of the country. My firm manages the projects from inception to completion. After carrying out detailed property searches and identifying a suitable property a structural survey and valuation is completed as a prerequisite to negotiating the purchase price. Drawings, plans and a specification are produced in order to obtain Planning Consent and Building Regulations approval before preparing Tender documents for building contractors. My firm supervises the building/adaptation works throughout, issuing both Interim and Final Certificates. Finally I negotiate with HM Revenue & Customs regarding the VAT payable. I also advise and, where appropriate, issue Valuation Certificates (for both building works and property) to the Public Guardianship Office/Court of Protection.

I am actively involved with building contractors and property maintenance firms on a regular basis. I am therefore familiar with present day costs.

For over 45 years I have advised owner occupiers, property developers/entrepreneurs, financial institutions etc on the economic, technical, structural and design aspects of buildings, on their potential for extension, conversion and refurbishment and on cost-effective maintenance. I have designed residential properties (for builders and purchasers) and costed property development schemes (for builders, developers, property owners and banks) for over 40 years.

I have been a Litigation Surveyor and Claims Assessor for over 35 years and have produced many forensic reports for the High Court and the Criminal Injuries Compensation Authority. I specialise in investigations into, and assessment of, personal injury claims. I make a full, fair and impartial evaluation of a disabled person's accommodation needs in order to assist the Court in calculating the Quantum of Damages. My work takes me throughout the U.K. and abroad. I have also given evidence on residential property values and building prices in Personal Injury cases in Australia, New Zealand, Tasmania, Canada, Republic of Ireland, Northern Ireland, Guernsey and the Isle of Man.

I have been professionally trained by Bond Solon on the whole range of Expert Witness related courses.

Some of my litigation work is now carried out on a Single Joint Expert basis but a breakdown of my other instructions over the last ten years indicates that Claimants' work accounts for 60% and Defendants' work 40%. In the last five years there has been a substantial increase in instructions for me to act in the role of "shadow" expert. My professional negligence work has also recorded a sharp upsurge.

I give lectures to Solicitors, Barristers, Insurance Claims Managers, Loss Adjusters, Accountants and Actuaries on such topics as the Role of the Housing Expert, Accommodation Costs within Schedules of Damages and Designing for the Disabled. I teach Architects, Architectural Technologists and Chartered Surveyors on the design of purpose built, new bungalows and also the effective adaptation of existing properties for use and occupation by individuals with severe disabilities. I also give talks to Case Managers, Care Consultants, Occupational Therapists and Physiotherapists.