

**Patrick Oliver BSc
(Hons) MRICS**

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Objective	A sole practitioner from 2010 to date where my surveying skills have been sharpened by carrying out full structural surveys which in turn complement and enhance my existing valuation skills in providing market value and expert witness report services.
Profile	<p>CHARTERED RESIDENTIAL/COMMERCIAL VALUATION SURVEYOR.</p> <ul style="list-style-type: none">• Member of Royal Institute of Chartered Surveyors: Membership number: 0858120• Member of The Expert Witness Institute: Membership number: 7636
Private practice	<p>2010 to date: Independent Surveying practice- Director Aston James Associates</p> <p>2016 to date: Expert Witness Panel: Xsurv, Expert Surveyors Limited</p> <p>I undertake all types of property valuation surveys for Expert Witness purposes in accordance with Civil Procedure Rules part 35</p> <p>2010 to 2015: Consultancy role: Countrywide Surveying Services (CWSS)</p> <p>General Practice Surveyor and Residential Valuer</p> <p>I provide Building Survey and Homebuyer Reports; Mortgage Valuation Reports for CWSS.</p> <ul style="list-style-type: none">• I cover SW London post code areas; receive weekly instructions. The Building Survey Reports are prepared for the buyer with respective mortgage valuation reports for the bank. The Building Survey report is issued within five days of the inspection and the mortgage valuation report within the same day. <p>Building Survey and Homebuyer Reports</p> <ul style="list-style-type: none">• This type of work involves surveying the property both externally and internally to identify any visible defects/deficiencies requiring urgent or serious attention;

outlining ongoing and periodic maintenance issues; exposing potential problems posed by detectable hidden defects recommending necessary remedial repairs or further investigations by competent persons; identifying structural improvements that require statutory permissions/approvals.

Prime residential mortgage valuation reports:

- My role involves preparing mortgage valuation reports based on initial building survey; identifying any defects/deficiencies and their respective impact on the property's market value; advising bank whether, essential repairs, retentions or further professional reports are required;
- Using building cost information tables and floor area measurements to compile property Reinstatement Values for insurance purposes.
- Provide an opinion of market value based on comparable evidence following analysis and justification.
- The mortgage valuation reports are prepared for various lenders on Quest and Xit2 platforms.
- Private and commercial valuation reports prepared based on rent passing zone A rates and material retail property benefits.

2010 to 2015 Countrywide Social Housing- Valuing houses in multiple occupancy HMO: (CSH)

- HMO Mortgage Valuation Reports
- My role involves valuing residential property used for multiply lettings; site survey and inspection to establish level of HMO compliance in terms of statutory and bank lending requirements.
- Researching and qualifying achievable local market rents;
- Valuing properties on a per room basis; establishing All Risk Yield;
- Form an opinion of market value based on comparable property evidence analysis and justification
- Using building cost information tables and floor area measurements to compile property Reinstatement Values.
- One day turnaround from following inspection. I receive

weekly instructions; cover all London post code areas.

- The mortgage valuation reports are prepared again for various lenders on Quest and Xit2 platforms.

2012: Countrywide Social Housing: Fulham Wharf Valuation:

- I carried out a desktop valuation of a proposed development in a prime residential area of Central London (Fulham adjacent to river Thames) on behalf of the above stakeholder for a National House Builder/Developer.
- Objectives: to establish opinion of flat/unit market values based on retrieved comparable evidence of similar nearby developments with usual benefits fixtures and fittings; analyzing comparable information following contact with local agents eg: likely unit values per floor; level of premium values payable for river views and allocated car parking facilities etc. This task had to be completed within 10 days of instruction.

Countrywide Social Housing: Housing Association portfolio valuation

- Objective: to value and assess Housing Association portfolio, normally around 500 hundred properties earmarked for disposal. Key responsibilities in this instruction involve establishing respective beacon market values per property based on a sample internal inspection. E.g. an initial flat inspection to value the whole block portfolio; geographical areas covered were postcodes: Hounslow (HA4), Twickenham (TW3- TW4) and Acton (W4-W14).
- My opinion of market value was based on any significant defects/ deficiencies noted in comparison to evidence of similar type of properties sold in the vicinity; Automatic Valuation Model (AVM) assessment of market values over the preceding year to identify whether the local market values were rising falling or static; reporting my findings back to the client within a ten day turnaround time frame.

2010 to date: Aston James Associates

Private practice set up to respond to local general practice surveying enquiries from the public. Surveying services include:

- Expert Witness Reports
- Building Survey Reports

- Compulsory purchase
- Boundary disputes
- Residential leasehold extensions
- Valuation reports

I have a £1 million professional indemnity cover to undertake the above services; no claims made against me to date.

Boundary disputes

I have worked on boundary disputes by requesting copies of lease or/and deeds to establish demise; proceeded to carry out site inspection to establish encroachment, followed by report prepared for client to forward on to solicitor if necessary, to confirm my findings.

Compulsory purchase

Carried out property inspection to establish market value based on comparable evidence then proceed to negotiate with landlord/ acquiring body on behalf of client to establish an acceptable level of compensation payable in accordance with Compulsory purchase Act 2004.

Residential Leasehold Extension

Following receipt of client's lease it is read to confirm amount of years unexpired, ground rent payable and whether it's stepped increasing at every 25 years or so.

I inspect the property looking for any significant defects; establish whether local market values are rising or static etc.; retrieve comparables evidence to establish my opinion of market value; adopt appropriate relativity based on RICS Leasehold Relativity Research; report to client my opinion of premium payable to landlord under Leasehold Enfranchisement Act 1993.

This report is prepared 3-5 days of instruction.

Expert Witness Reports Retrospective/matrimonial valuation

Objective: to prepare mainly retrospective/matrimonial valuations for statutory purposes. This role involves carrying out initial site inspection, retrieval of comparable evidence as at the pertinent valuation date; taking into consideration the condition of the property;

any special assumptions I.e with or without structural alterations.

I prepare expert witness reports mainly based on facts, findings and expert opinion. The reports provide reasoned opinion following research. Reporting back to client roughly 10 days from inspection.

All reports are covered by statement of truth, complaints and conflicts; they are prepared in accordance of Civil Procedure Rules 35.10 as amended in 2009.

I receive the majority of the instructions via our website.

2010-2011 General Practice Surveying Services: Miller Metcalfe Consultants & Fridaysmove LLP

- I had consultancy agreements with the above companies to provide Building Surveys and Homebuyer reports for their clients in SE & SW London post code areas. The consultancy agreements were based on 5 and 3 day respective turnaround and report delivery times.

Regulated Valuer

As a Regulated Valuer and practising within a regulated general practice, I am licensed to carry out Red Book valuations within the UK insuring that my valuation reports complies with International Financial Reporting Standards.

I provide market valuation reports for mortgage purposes for the following companies.

Employment

2007 to 2010: Shepherd Chartered Surveyors

Residential Valuer

My role involved undertaking residential valuations for mortgage purposes and compiling RICS Homebuyer Survey Reports.

Key responsibilities

I worked remotely from home covering South London. My key responsibilities mostly involved delivering approximately five mortgage valuations a day to corporate lending institutions. And carrying out around two Homebuyer Surveys a week.

Comprising valuations reports based on clear and concise overview of the market, property, marketability, particular features and general condition.

Identification of those matters concerning the value of the property deemed to be significant or requiring urgent attention.

A list of matters with probable legal implications recommending clients to instruct legal advisors.

Advice on safety and maintenance matters.

Matters which should be investigated or acted upon before legal commitment to purchase.

I consider myself to be a competent Surveyor; these attributes have been built upon strong work ethics, being organized, good communication skills and determination.

2007 : Woltons Valuation

Current role involves valuing all types of residential premises for mortgage, re-mortgage and probate purposes. Also carrying out RICS Homebuyer Surveys.

Following training, despite being in this role for a relatively short period of time, I have progressed convincingly and sufficiently to be allowed to sign off mortgage valuations and carry out Homebuyer surveys.

I also have acquired SAPS accreditation in home energy rating assessment.

This is a role and field that I enjoy over commercial surveying and therefore I intend to remain in it for the foreseeable future.

Key responsibilities

- My current role involves surveying and valuing residential premises by noting their age, extent, condition and state of repair. Also by building on local knowledge and retrieval of comparable evidence.

Compile comparable evidence based on the above and by liaising with local agents.

Identify and advice on property material defects for Lender, Vendor and Conveyancing purposes.

2003 to 2007: District Valuer Services Valuation Office Agency VOA

Objective of my role was to value residential premises:

- for Inheritance /Capital Gain Tax purposes also

- to carry out Rent reviews and Lease renewal on behalf of London Borough of Newham.
- Value residential premises on behalf of housing associations for right to buy purposes.

Key responsibilities

- My role involves surveying and valuing residential premises by noting their extent, condition and state of repair. Also by building on local knowledge and retrieval of comparable evidence. I proceed to negotiate with agents based on my opinion of value and report agreed figures to Capital Taxes Office.
- I effectively survey commercial premises and compile comparable evidence. I negotiate terms of Lease renewal or rent review with agents based on relevant case law and statute to before reporting settled cases to clients.
- I also carry out long leasehold valuations and right to buy valuations based on foregoing. Figures are reported respective housing associations.
- I generate fees on time cost or spot charge basis so my work has to be accurate transparent and offer value for service to respective client.

2004 Graduate Scheme

Successfully won a place on the above graduate scheme. Its objective was to train me over a 2-3 year period to become a chartered surveyor.

2004 –2006 Valuation officer Caseworker

Key responsibilities

My main role objectives were to successfully settle business rating appeals at Valuation Tribunal or through prior negotiation.

This task involved effectively establishing whether business rate appeals could be substantiated. My opinion being based on valuing passing rents, statute and case law.

The majority of my cases were successfully settled via negotiations with reputable agents and on occasion unrepresented parties.

However some cases were resolved by third party. This resulting in my attendance in Valuation Tribunal where I would represent the VOA and effectively defend my case as both Advocate and Expert Witness.

My role as a Caseworker successfully culminated in me being appointed to join a team of caseworkers to defend generic rating appeals made by several reputable agents against a main business district in London.

Meanwhile my alternative objective was to successfully complete my RICS Assessment of Professional Competence. I achieved this by being signed off to required levels in year one of the Graduate Scheme.

2002-2004 Referencer

Purpose of my role was to survey and reference commercial premises on behalf of local billing authorities for business rates retrieval.

This task involved using specific surveying equipment to measure properties to establish Gross Internal and Net Internal Areas based on RICS codes of measuring practice. Then value the properties using adopted areas and report figures to local billing authorities.

Additional roles included compiling and altering property data for input to central database.

References

The name and addresses of two referees will be provided upon request