

## Michael Bull **MEWI**

**Position**                      **Consultant**  
Expert Witness – land and boundary disputes  
Compliance Manager

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### PROFESSIONAL QUALIFICATIONS

1994 - 2003    Associate Member Architecture and Surveying Institute  
2003 - 2025    Incorporated Member Chartered Institute of Building  
2013 -           Member of Expert Witness Institute

### RELEVANT EXPERIENCE

- ❑ I received training with a large Construction Consultancy and advanced to a senior role within the Surveying Department. Subsequently, I operated my own consultancy for over six years before joining Easton Bevins. Until 2025, I served as Managing Director at Easton Bevins, overseeing approximately 45 staff across offices in London, Bristol, Birmingham, and Manchester. In 2013, I established The Neighbourly Matters Consultancy, a specialist practice providing advice on neighbour and boundary disputes and Party Wall matters. Additionally, I was a director at CPM Fire Safety, a specialist firm focused on inspecting, reporting, specifying, and managing remedial works relating to defective cladding, compartmentation, and other fire safety concerns.
- ❑ I currently serve as a Consultant Expert Witness to the practice, specializing in the investigation and reporting on complex land and boundary disputes. My work frequently involves both individual and single joint expert instructions, preparation of expert reports, and providing expert evidence in Court proceedings and Tribunals. My other role is Compliance Manager, I am responsible for conducting regular audits, implementing staff training programs, and overseeing the adherence to statutory obligations and internal protocols set out in our Quality and Performance Manual and Staff Handbook.
- ❑ For over 35 years, I have conducted measured and topographical surveys for a range of clients. Many of these projects have involved boundary definition, dispute resolution, and determination applications. I have prepared reports and drawings related to land registration, transfers, rights of way, boundary definitions, and other matters concerning HM Land Registry.
- ❑ Since joining Easton Bevins in 2003, I have carried out numerous measured and topographical surveys, including research and assessment necessary for the production of Expert Reports. My expert work is focused on land and boundary disputes, which aligns with my area of specialization. I have been instructed and reported in more than 500 disputes and have provided expert evidence in Court and at HM Land Registry Tribunal, including experience with concurrent evidence, or 'hot-tubbing'.
- ❑ Throughout my career, I have performed surveys and inspections on various sites and properties, including modern domestic residences, historic Grade I and II listed buildings, development sites (both Greenfield and Brownfield), motor dealer showrooms, workshops, military installations, barns, and churches. My involvement also extends to planning and development for Local Authorities, obtaining planning consent for surplus building stock, and work on extensions, alterations, and refurbishments for schools, libraries, court buildings, and offices. I also have experience as a Party Wall Surveyor.

## EMPLOYMENT HISTORY

### 2025 – Present Easton Bevin's – Consultant

- In 2025 I decided to concentrate my work on land and boundary disputes. I am one of four expert witnesses within the practice providing services across all kinds of construction and land related disputes.

### 2003 – 2025 Easton Bevin's – Managing Director

- I rose to Managing Director of the practice, responsible for all staff and the general day to day running of the offices. As part of this role I was involved in monitoring workload and resources, the profitability of the departments, marketing, acquiring new and maintaining existing clients for the Practice.
- There are now approximately 45 staff employed by the practice. They include Building Surveyors, Architects, Quantity Surveyors, Project Managers and Block Managers. We have offices in Birmingham, Bristol, London and Manchester.
- I was regularly appointed as Party Wall Surveyor and Expert Witness along with providing support to staff and assisting clients in architectural, planning and development matters, CDM and other surveying related instructions. I was appointed as an expert witness in over 500 boundary disputes.

### 2013 – 2025 Neighbourly Matters Consultancy – Director

- In 2013 the Neighbourly Matters Consultancy was created, a specialist practice dealing solely in Party Wall and boundary dispute matters. Along with James Manning MRICS FFPWS, a specialist Party Wall surveyor with considerable experience in party wall, boundary and rights of way and easement matters, we provided advice and services to private clients, solicitors, developers and national housebuilders.

### 1997 - 2003 Michael Bull Design – Principal

- I formed my own practice in 1997, managing and running this business for 6 years.
- I provided design, surveying and detailing services to a variety of clients on projects ranging from simple house extensions to large residential and commercial developments. I was involved in carrying out measured land and building surveys for property developers, house builders, solicitors and residential property owners. I also prepared detailed survey and proposal presentation drawings for clients including Carter Jonas and Vodafone.
- I worked with Cleford Essex Associates undertaking a large volume of land and building surveys for a variety of clients and purposes, from small residential developments to large commercial site surveys for development, land registration, access and boundary purposes and for dispute and definition.

### 1990 - 1997 Andrews Kent & Stone – Assistant Surveyor/Technical Officer

- I started my career as CAD technician/surveyor. I carried out surveys, produced GA and detailed civil and structural engineering drawings before moving into the newly formed Building Surveying Division in 1993. As Assistant Surveyor I was responsible for projects from inception to completion and also acted as Clerk of Works. I also assisted the senior partner in CDM work on large scale development projects. The typical work included extensions and refurbishments to existing buildings and new build projects including a fire training facility, a hazardous waste handling facility and a new communications building. I was also involved in runway repair projects and detailed design works for Harrier VTOL and training stands.