

## CURRICULUM VITAE

Graham Steven Shone MRICS, MCIOB, FCABE, C.Build.E

Chartered Building Engineer | Chartered Surveyor | RICS Registered Valuer | Expert Witness

Company: Freetec Associates Limited

Company Registration: 4209210

### 1. Professional Summary

Graham Steven Shone is a Chartered Surveyor, Chartered Building Engineer and RICS Registered Valuer practising through Freetec Associates Limited. He provides independent expert witness and consultancy services in relation to building defects, construction disputes, Party Wall matters, boundary disputes and property valuation issues affecting residential and small commercial property.

He is regularly instructed by solicitors, insurers and private clients in matters involving construction defects, structural movement, dampness, roofing failures, property damage and negligence claims. His expertise includes retrospective valuation, negligent valuation claims and diminution in value assessments, often requiring analysis of historic market conditions and comparable evidence.

His work frequently involves investigation of building failures, defect diagnosis, boundary and Party Wall disputes, and the preparation of expert reports for litigation. All reports are prepared in accordance with Civil Procedure Rules Part 35 and, where applicable, the RICS Global Valuation Standards (Red Book).

He provides clear, independent and evidence-based opinion to assist the Court.

### 2. Areas of Expert Instruction

Building defects and defective workmanship

Structural movement, cracking and foundation issues

Dampness, water ingress and drainage defects

Roofing defects and building envelope failures

Retaining wall and boundary wall failures

Landscaping and external works disputes

Construction disputes and defect claims

Property damage investigations

Boundary disputes and encroachment matters

Party Wall etc. Act 1996 matters

Negligent valuation claims

Retrospective valuations

Diminution in value assessments

Construction defect valuation

### 3. Professional Qualifications

MRICS – Member, Royal Institution of Chartered Surveyors

MCIQB – Member, Chartered Institute of Building

FCABE – Fellow, Chartered Association of Building Engineers

C.Build.E – Chartered Building Engineer

### 4. Professional Experience

Director – Freetec Associates Limited

Provision of professional building surveying, valuation and dispute resolution services including:

Building surveys and structural inspections

Investigation of building defects

Expert witness reports

Party Wall surveying

Boundary dispute investigations

Valuation advice including retrospective assessments

#### 5. Expert Witness Experience

Preparation of expert reports relating to construction defects, structural movement, property damage, boundary disputes and valuation matters.

Reports prepared in accordance with CPR Part 35 and Practice Direction 35 for use in the County Court and Technology and Construction Court.

#### 6. Valuation Expertise

Retrospective valuations at specified dates

Market value assessments using comparable evidence

Diminution in value analysis

Loss assessment arising from defects or damage

All valuation work complies with the RICS Red Book.

#### 7. Party Wall & Boundary Expertise

Advice under the Party Wall etc. Act 1996

Preparation of Awards and Schedules of Condition

Boundary identification and encroachment disputes

#### 8. Professional Memberships

Member – Royal Institution of Chartered Surveyors (RICS)

Member – Chartered Institute of Building (CIOB)

Fellow – Chartered Association of Building Engineers (CABE)

9. Expert Witness Compliance

Reports prepared in accordance with CPR Part 35 and Practice Direction 35.

Duty to the Court is paramount and overrides any obligation to instructing parties.

10. Professional Practice

Freetec Associates Limited

Chartered Surveyors and Chartered Building Engineers