

Curriculum Vitae of:	Richard Edward Saunders BSc (Hons) FRICS MCIOB MCABE C.Build E MAE
RICS Member Number:	1170887
Date of Birth:	27 May 1974
Specialist Field:	Building Surveying/Building Defect Pathology
Prepared for:	

Academic Qualifications

Name of University	Name of Qualification	Date Achieved
Bridgend College	Level 3 Certificate (NEBOSH) Health & Safety	August 2010
University of Glamorgan (now University of South Wales)	BSc (Hons) Building Surveying (First Class Honors)	June 2002
Bridgend College	Higher National Diploma (HND) Building Studies	July 1998
Bridgend College	Ordinary National Diploma (OND) Building Studies	August 1996
Bridgend College	B-Tech First Diploma (Building Studies)	July 1994

Training

Training Provider	Description	Date Achieved
King Sturge LLP	Assessment of Professional Competence (APC)	April 2005 – May 2006
DeLever Limited	DeLever Fellowship Programme	16 May 2024
RICS	Expert Witness Certificate	May 2024

Accreditation

Training Provider	Description	Date Achieved
RICS	Valuer Registration	7 August 2017
RICS	Expert Witness Certificate	December 2023
RICS	RICS Registered Expert Witness	7 June 2024
RICS	RICS Accredited Expert Witness	19 May 2025

Past & Present Positions

Employer	Position	Date From	Date To
RS Building Consultancy Ltd	Director	November 2012	Present Date
Cooke & Arkwright	Senior Building Surveyor	April 2007	August 2012
King Sturge LLP	Graduate Building Surveyor/Building Surveyor	November 2004	April 2007
Greggs the Bakers	Premises Shop Manager/Building Surveyor	March 2004	August 2004
Nike Design Group	Architectural Technician/Building Surveyor	July 1995	March 2004

Principal Professional Specialism

I specialise in all aspects of all commercial and domestic surveying including Due Diligence/Building Surveys, RICS Home Survey Reports (Level 2 & Level 3), Schedules of Dilapidations, Landlord & Tenant Law, Expert Witness work, Defect Pathology (Defect Analysis/Investigation), Building Disputes, Party Wall Matters, Contract Administration (under JCT Building Contracts), Aerial Inspections, Construction Health & Safety (CDM Regulations 2015), Reinstatement Cost Assessments, Thermographic Surveys

Awards, Accolades and Other Professional Responsibilities

I received the Royal Institution of Chartered Surveyors National Price for Best Overall Student in Building Surveying for 2002 from the School of Technology, University of Glamorgan (now University of South Wales).

I am sole Director for RS Building Consultancy Limited responsible for all aspects of professional and administration work.

Membership of Professional Organisations

Name of Organisation	Grade	How Membership was Achieved	Date Achieved
The Academy of Experts (MAE)	Member	Application	October 2025
Pyramus & Thisbe Society	Associate	Not applicable	Ongoing
Royal Institution of Chartered Surveyors (FRICS)	Fellow	Application	April 2024
Royal Institution of Chartered Surveyors (MRICS)	Member	Panel Interview	May 2006
Chartered Association of Building Engineers (CABE)	Member	Application	September 2014
Chartered Institute of Building (CIOB)	Member	Panel Interview	July 2009

Training, Qualifications & Accreditations of Expert Witness

I have been involved in Expert Witness work since 2014 having prepared approximately 100 to 200 reports.

In December 2023, I enrolled on the RICS Expert Witness Certificate which was completed successfully in December 2023.

I attained Registered Expert Witness designation in June 2024, and Accredited Expert Witness designation in May 2025. I was elected for Professional Membership with The Academy of Experts (TaE) on 17 October 2025.