

Mr Dean Wild

Expert Witness Curriculum Vitae

Qualifications training and accreditation

MSc Real Estate and Property Management (Commercial), University of Salford, awarded with Distinction. Certificates in Quantity Surveying Practice and Global Construction Project Management, Royal Institution of Chartered Surveyors.

Level 6 Diploma in Residential Surveying and Valuation, ABBE, delivered through SAVA (DipRSurv). Certified Surveyor of Japanese Knotweed, Property Care Association (CSJK). The CSJK assessment included written papers, oral questions and plant identification.

Additional technical qualifications include NPTC PA1, PA6, PA6AW and PA6INJ. I have also undertaken training in on-site containment and cell burial strategies for Japanese knotweed.

Principal professional specialisms

Boundaries and neighbourly disputes. I investigate disputed boundary positions, fences, walls, alleged encroachment and the physical layout of shared roads and access routes. I examine title registers, plans, deeds and historic conveyances alongside site measurements, photographs and evidence of occupation, and prepare reasoned reports and annotated plans where appropriate.

Building pathology and defective workmanship. I investigate building condition and defects, assess likely causes and provide recommendations for further investigation or remedial work. My residential surveying, refurbishment and project oversight experience informs my assessment of construction quality and repair proposals.

Japanese knotweed and other invasive plants. My Japanese knotweed work covers identification, growth and spread, alleged encroachment, causation, management plans, remediation and diminution in property value. I have inspected hundreds of residential and commercial sites. Practical remediation experience informs my assessment of treatment strategies and proposed works. I also accept instructions concerning other invasive plants, including bamboo.

Expert determination. I accept appointments as an independent expert determiner across my professional areas of expertise. The parties agree in writing to the appointment, questions to be decided, procedure and intended effect of the determination. I assess the evidence, inspect where appropriate and issue a determination within the agreed remit.

Memberships of professional organisations

Chartered Member of the Chartered Association of Building Engineers (MCABE); Associate of the Royal Institution of Chartered Surveyors (AssocRICS); Member of the Residential Property Surveyors Association (MRPSA).

Expert witness training and professional development

I undertake continuing professional development through The Academy of Experts, RICS, CABE and the Property Care Association. This includes technical webinars and industry conferences concerning property surveying, Japanese knotweed and expert evidence.

I am familiar with CPR Part 35 and Practice Direction 35 and understand the responsibilities of an independent expert witness. My practical experience includes preparing expert reports, participating in joint expert discussions and mediation, and giving oral evidence under cross-examination.

Expert witness work

During my expert witness career, I have prepared more than 150 reports. I have received instructions from solicitors, property owners, developers and other property professionals. My work includes site inspection, analysis of documentary and photographic evidence, and preparation of reasoned opinions on issues within my expertise.

I distinguish my own observations from information supplied by others, identify assumptions and explain gaps or limitations affecting my conclusions. My opinion is independent of the interests of the party instructing or paying me. When acting as an expert witness in proceedings, my overriding duty is to the Court.

Court experience

Wigan County Court 2025. I attended as an expert witness. The case settled and I was not required to give oral evidence.

Manchester Civil Justice Centre 2023. I attended a two-day trial and gave oral evidence under cross-examination for approximately one hour.