

Expert Witness Network – Valuations

The current state of the housing market means that the level of claims against Valuers is increasing and as a company we can provide Expert Witnesses nationally, we principally undertake cases in connection with alleged Valuer negligence, but through our national network we are able to source experts for other types of work.

We currently have a number of schemes operating, where we are giving varying levels of advice from desk top reviews to full blown expert reports. We have had representations from a number of clients who are totally dissatisfied with the expert advice that they have been provided with, therefore we are promoting our Centre of Excellence for Experts to focus principally on defending Valuers.

At BlueBox we would like to build an informal network system, where the work will be carried out in the Experts own name. This is ideal for Chartered Surveyors with considerable expertise in residential valuation, who would be prepared to do the initial analysis for a case, write good objective reports and meet the requirements of the Expert Witness as defined by the RICS. We do promote the national network although we cannot guarantee a specific flow of instructions but with the practitioners' own local and regional promotion we believe our course will assist delegates to find this type of work.

As part of the Registration process it is necessary for Experts to attend a course run by BlueBox partners and a leading firm of Solicitors, which covered among other things – The Product offering, Case Studies and Writing Expert reports, more details attached. This course produces a competency criterion; we have found it difficult to place cases for those who have not been on the course because we have been unable to give a recommendation of consistency.

Our focus is to give the client robust advice in manageable chunks at sensible prices. The use of the protocols allows for this segmented approach so that defending solicitors can manage their clients' expectations at a very early stage and plan their campaign without going to the significant expense of a full Expert report at the outset.

Fees will be agreed with the client and include a small charge for administration, monitoring and advertising.



The Process:

- Initial desktop evaluation to establish initially whether there is any scope to vigorously defend a claim
- A Drive-by evaluation or full internal inspection if available to produce a preliminary report that need not be disclosed in initial defence letter
- Full Expert report to support a defence to a protocol claim
- Submission to Court if required, but based upon a time basis

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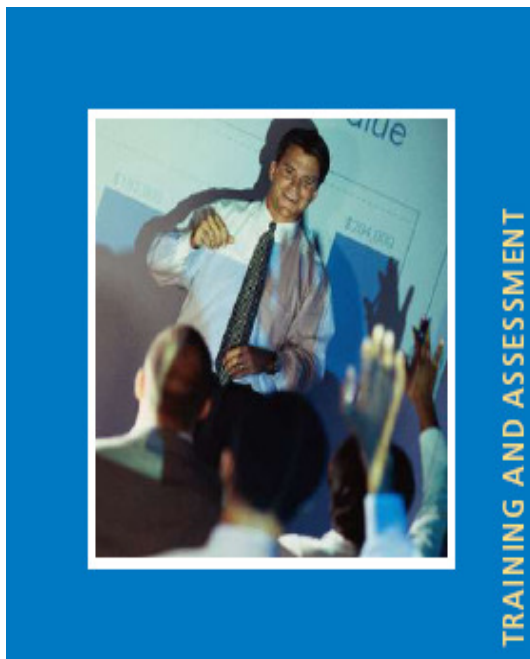
Expert Witness Training

BlueBox *partners* in association with a leading firm of solicitors are offering a one-day training and competency workshop that is part of their recently launched nationwide Expert Witness Network for the property sector.

Our product is a unique approach to providing surveyors, legal teams, insurers, lenders, etc. incremental advice when faced with a challenge to a property valuation. This will give all those involved an indication of what action is required at an early stage in the process. Not only can this save thousands of pounds in legal fees and court costs but it can also reduce the stress and anxiety of operating in a falling market.

This course produces a competency criterion which we, and yourselves locally can promote as part of the proposal with any prospective client. The seminar therefore is designed for the experienced practitioner who would like to join our register of experts.

The objectives of the day are to:



- introduce participants to the civil procedures that govern the conduct of expert witnesses;
- understand the legal team's perspective – what they want from an expert witness;
- analyse a valuation – providing an objective assessment of an existing valuation using the latest techniques and tools;
- write an effective and compliant report - the RICS Practice Note for Expert Witnesses;
- present an effective report – using highly illustrated case studies, participants will be allocated a realistic case study that they will have to complete and submit to BlueBox partners for assessment within two weeks of the course date.

Presented by an experienced team both from Bluebox *partners* and Robin Simon Solicitors, the seminar is a mandatory part of our competency criterion process where all participants will have to achieve this standard before they are recommended to clients.