

# Curriculum Vitae

## Martin Charles Rickman

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Date of Birth: 09 June 1950

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### Education

2 GCE A Levels, 6 GCE O Levels – Emanuel School, London 1966 to 1969  
BSc (Honours) Geography - Plymouth Polytechnic (London external) 1972  
Post-graduate course in Land Surveying – University College London 1973

### Professional Memberships

MRICS - Member of the Royal Institution of Chartered Surveyors  
FRGS - Fellow of the Royal Geographical Society

### Employment

I have been a practising land surveyor from 1973 to present, including three employed positions lasting twenty years, and twenty five years as a self-employed sole-practitioner.

My employed positions were across the fields of topographical surveying, civil engineering surveying (including the monitoring of movement), construction setting-out, and geographic information systems.

### Sole Practice

I established my own business on 01 June 1993 in Yaxley, Peterborough. As a Chartered Land Surveyor I am regulated by the RICS and adhere to their requirements of insurance, continuing professional development, and my complaints procedure.

Over the last twenty five years I have undertaken work in the sectors of topographical surveying, measured building surveys (for commercial property area measurement), land registry sale and lease plans, and boundary dispute resolution, as follows:-

### Topographical Surveying

This is the production of accurate maps and plans of land and buildings, with all the associated features, such as roads, etc. I have produced surveys at scales from 1:50 up to 1:1,250 and on plan sizes ranging from A5 to A0. I use very accurate theodolite total station instrumentation and can easily meet client accuracy specifications, such as the Land Registry requirement that Determined Boundary plans are accurate to +/- 20mm.

### Commercial Property Area Measurement

I measure commercial and residential property floor areas to the RICS area measurement standards, such as Net Internal Area and the new International Property Measurement code.

I have acted as the single joint surveyor in the case of a landlord and tenant dispute concerning the floor areas quoted in a lease.

## **Land Registry Compliant Plans**

I produce plans for HM Land Registry that are compliant with their requirements. These include plans for the sale of land, plans for the lease of land or buildings, and Determined Boundary plans.

## **Boundary Dispute Resolution**

I use a variety of techniques to determine the positions of boundaries including evidence contained in maps and plans, written evidence in title deeds and other documents, and intrinsic evidence on the ground.

Where appropriate, when undertaking surveys for boundary demarcation, I purchase the Ordnance Survey digital mapping (which is the basis for the Land Registry plans) and superimpose (overlay) my more accurate surveys. I can superimpose multiple plans on top of each other if necessary.

## **Expert Witness**

I have acted as an expert witness in boundary dispute resolution matters since 1993. I am familiar with the Civil Procedure Rules Part 35 obligations for expert witnesses, and adhere to the RICS Practice Guidance on these matters.

I have prepared many reports for use in court which have complied with the Civil Procedure Rules requirements. I have given evidence, and been cross-examined, in the County Court, at the Land Registry Tribunal, and at a Planning Enquiry.

## **Consultations**

Most of my boundary dispute enquiries start with a consultation at the client's property. This allows them to explain their problem in their own words, and allows me to see their documents, and allows me review the position on the ground and appreciate the situation. This is very similar to Early Neutral Evaluation and Expert Evaluation.

## **Single Joint Surveyor**

I have been appointed as the Single Joint Surveyor in a variety of Boundary Dispute and Lease Dispute matters.

## **Fee Structure**

For site boundary surveys I prefer to review the client's requirements and then give a bespoke fee quotation specific to the task and location. This is separated into:-

- A. the fee quotation for the initial site survey and CPR Part 35 report.
- B. a fee quotation for each subsequent batch of questions.
- C. a retainer fee quotation for days I am booked for possible attendance at Court.
- D. an additional fee quotation for the days that I attend Court and give evidence.

I am registered for Value AddedTax – 576 8866 64.

## **Availability**

As my availability can change rapidly, I prefer to quote a work programme schedule for a survey and report, etc. that will become effective once I am given the client's authority to proceed.