



EXPERT WITNESS

OVERVIEW

We employ the largest specialist business valuation services team in the UK operating across a wide variety of sectors from Amusement Arcades to Zoos.

Our experienced valuers provide reasoned and informed advice, underpinned by unrivalled access to comparable trading and transactional evidence. Our chartered surveyors and valuers are recognised by the banks, institutions, and industry operators as leading market specialists.

A

for Amusement Arcades

B

for Boarding Schools

C

for Cosmetic Surgeries

COLLABORATIVE

Christie & Co's valuers work in a collaborative environment, where agents, consultants and advisers communicate frequently, sharing opinions, ideas and knowledge.

The valuation services team regularly draws upon this information, whilst researching valuations, preparing for rent reviews and resolving disputes. Solid comparable evidence always proves invaluable.

MARKET INSIGHT

Our team complete thousands of valuations and rent reviews across our specialist business sectors every year. In conjunction with the company's transaction and advisory teams, we have built up an impressive database of market intelligence.

This proprietary knowledge helps us fully understand the true value of our clients' businesses and commercial properties.

With so much information at their fingertips, our valuers are in a unique position to benchmark both business performance and property values so that our reports are always well-researched and well-informed.

LOCAL KNOWLEDGE WITH NATIONAL REACH

Spanning 11 offices across the UK, our Valuation Services team cover a wide geography, which allows us to leverage our national reach, which is fine tuned to a local level, allowing us to undertake mandates anywhere in the country.

In addition to the whole of Great Britain we cover Northern Ireland, the Channel Islands, the Isle of Man and Europe (services may vary by region).



RANGE OF SECTORS

EIGHT CORE SECTORS WITH MULTIPLE SUB-SECTORS:

Hotels

Restaurants

Pubs

Retail

Leisure

Care

Childcare

Medical

At Christie & Co, we are proud of our expertise and specialism across the sectors we work with. Our unique approach enables us to cover, in detail, business types which many general firms would not be able to approach with the same level of insight or market data. We cover over 100 types of business asset, capitalising on the knowledge gained across our valuation, advisory and transactional teams.

HOTELS

B&Bs
Hostels
Pubs
Restaurants
Nightclubs

RETAIL

Supermarkets
Convenience Stores
Post Offices
Petrol Filling Stations
Garden Centres
Holiday Parks
Funeral Directors

LEISURE

A very wide range...

CARE

Care Homes
Care & Retirement Villages
Specialist Care
Hospitals
Specialist Hospitals / Rehab

CHILDCARE

Specialist Childcare
Children's Day Nurseries
Independent Schools
SEN Schools

MEDICAL

Pharmacy
Dental Practices
GP's
Orthodontics
Vets



OUR SERVICES

VALUATION

Our network of RICS-qualified professionals value assets across all our sectors, from individual properties, such as a single hotel or dental practice, to portfolio valuations of hundreds of care homes or public houses. We value investments, developments, operational businesses and closed premises.

Our valuations can be tailored for a variety of purposes, including loan security, refinancing, property purchase, disposal, capital gains, inheritance tax, dispute resolution, statutory compensation, expert witness and financial reporting purposes.

All our team are RICS Registered Valuers, and we are recognised as leading valuers by a range of high street banks, including Bank of Scotland, HSBC, Lloyds, NatWest, Santander and Virgin Money, many challenger banks, as well as a number of other specialist lending institutions. In addition, we work with many leading European banks and a number of North American and global financial institutions.

PORTFOLIO ADVISORY

We advise on a wide range of companies, from independently owned single assets to large multinational portfolios.

We can advise on portfolios of thousands of properties within short time frames, enabling our clients to react swiftly and confidently to opportunities as they arise.

WHEN COULD YOU NEED AN EXPERT

- Matrimonial disputes
- Negligence
- Commercial property rent review and lease renewal disputes
- Compulsory purchase
- Litigation support
- Taxation

LANDLORD AND TENANT ADVICE

Whether you are landlord or tenant, our team of lease-advisory professionals can help.

Whether you are negotiating a new lease, rent review, lease extension or re-gear, or are considering the optimal strategy regarding a break option or expiry, we can identify the best approach to achieving the most favourable outcome.

Whether you require initial advice, a report, assistance with negotiations or a full third-party submission to an expert, arbitrator or assessor, Christie & Co has a highly experienced team of Chartered Surveyors who can properly advise and represent you. We act on lease advisory matters across all our sectors.

DISPUTE RESOLUTION

Our experienced team includes arbitrators, independent experts and expert witnesses. Our experts can provide witness reports and considered advice for a variety of purposes including matrimonial and business disputes.

EXPERT WITNESS

From professional negligence to quantifying the impact of tenure defects and land contamination on value, our experts have advised major corporate clients, solicitors, private owners, and operators alike.

CASE STUDIES



We were instructed by the Local Authority to provide retrospective market rental appraisals on a care home in Scotland to assist with a loss of rent and wider dilapidation case.



We acted as an expert in respect of the value of a central London hotel asset which was subject to compulsory purchase by the Government acting to secure the route of the HS2 railway line. Christie & Co's Expert acted on behalf of the hotel owner.



We were recently instructed to provide expert valuation advice to the Court in relation to a negligence case being pursued for losses incurred during the acquisition of several pharmacy businesses in Scotland.



The team regularly act as Expert Witness in Arbitration and Independent Expert on rent reviews and are often instructed for one of the parties in lease renewal proceedings providing Expert Advice to the Court. A number of the team have undertaken Advanced Professional Award in Expert Witness Evidence training, run by Legal Experience Training accredited by Pearson Learning and been awarded the Advanced Professional Award in Expert Witness Evidence.

YOUR CONTACTS



CHRIS VOWLES
HEAD OF VALUATION – MEDICAL
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Chris joined Christie & Co in 2008, was appointed Director in 2010 and in July 2017 was appointed Head of Valuation - Medical. Chris has overall responsibility for valuation work undertaken across our medical business with particular expertise in the GP, pharmacy and dental sectors. With a client base of leading corporate and independent operators together with key banks and lending institutions, Chris has been integrally involved in all of Christie & Co's major medical advisory instructions since joining the business and is frequently invited to speak at industry events and conferences.



STEPHEN OWENS
MANAGING DIRECTOR – PUBS & RESTAURANTS
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Stephen joined Christie & Co in 2008 and was appointed as Managing Director Pubs and Restaurants in October 2019. Stephen is a Fellow of the Royal Institution of Chartered Surveyors and Member of the Chartered Institute of Arbitrators and is on the RICS panel of Arbitrators and Independent Experts of dispute resolvers in respect of rent reviews disputes on licensed and leisure properties. He also acts as an Independent Assessor under the Pubs Code and takes appointment both privately from the parties and from the Pubs Code Adjudicator via the Dispute Resolution Service of the RICS. He also acts as an Expert Witness in litigation and landlord and tenant matters and has attended and given evidence in Court up to Lands Tribunal and High Court level. Stephen is an RICS accredited Expert Witness. He has over 42 years of experience in advising on licensed and hospitality premises having worked in private practice for over 20 years and prior to that held senior property and acquisition roles in pub and hospitality companies.



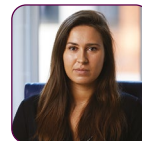
JEREMY CASHMORE
HEAD OF CARE & EDUCATION
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Jeremy joined Christie & Co in 2006 and was appointed Head of Care Valuations in December 2015. Over the past 20 years he has been involved in a number of major healthcare and education projects across the UK, providing professional advice to owner occupiers and corporate operators as well as the principal lending institutions and investors. He has a vast amount of experience and has provided advisory services across a range of care sectors, including elderly care, specialist young adult and children's homes, independent hospitals, children's day care, schools, doctors' surgeries and dental practices.



NICK BYWATER
DIRECTOR – RETAIL VALUATION
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Nick is a Chartered Valuation Surveyor who has been advising on investment and operational real estate for over 30 years, originally providing valuations of investments throughout western Europe to UK pension funds, private equity investors and banks. More recently, Nick has been providing trade related and investment property valuations, expert witness valuations and lease advisory services in the petrol filling station, convenience retail and garden centre sectors, for corporate, private and banking sector clients.



SARAH HART
DIRECTOR – LEASE ADVISORY
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Sarah joined Christie & Co in 2018 after spending six years within a niche licensed and leisure property consultancy. She is based in our London office and specialises exclusively in lease advisory across a range of sectors including hotels, public houses, restaurants, day nurseries and medical, acting on behalf of both tenants and landlords. Sarah works on a national basis with her case load including rent reviews, lease renewals, rental advice and lease restructuring. Sarah is an MRICS qualified Chartered Surveyor and Registered Valuer, having previously attained a BA (Hons) in Property Management and Investment from University of West of England. Sarah is an accredited Expert Witness. Sarah is on the RICS panel of Independent Experts of dispute resolvers in respect of rent reviews disputes on hotels and licensed and leisure properties. Sarah also acts as an Expert Witness in landlord and tenant matters.

OUR EXPERTS BIOS - SOUTH



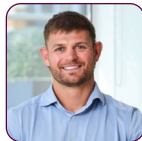
PETER TAYLOR
DIRECTOR – HOSPITALITY

Peter is a Fellow of the Royal Institution of Chartered Surveyors and Fellow of the Chartered Institute of Arbitrators and is on the RICS panel of Arbitrators and Independent Experts of dispute resolvers in respect of rent reviews disputes on licensed and leisure properties. He also acts as an Independent Assessor under the Pubs Code and takes appointments both privately from the parties and from the Pubs Code Adjudicator via the Dispute Resolution Service of the RICS. He also acts as an Expert Witness in litigation and landlord and tenant matters. Peter is an RICS accredited Expert Witness.



ALASTAIR HOCKLEY
DIRECTOR – HOSPITALITY

Alastair is a qualified Chartered Surveyor with over 12 years of experience in the sector. He is based in our London office where he undertakes valuations and advisory work for Christie Co's specialist hotels and leisure team. Alastair's experience extends to leading valuations across a wide range of UK and European markets, with clients including banks, institutional investors, high net worth individuals, and governmental organisations. Previously he attained a degree in Economics from the University of Bristol and a Masters in Real Estate Management from Oxford Brookes University.



OLIVER WATSON
DIRECTOR – MEDICAL

Ollie joined Christie & Co in 2015 as a graduate surveyor after gaining a BSc in Property Investment and Finance from Nottingham Trent University. He qualified as a Member of the Royal Institution of Chartered Surveyors (RICS) in 2017 and holds a Registered Valuer status.

Since 2018, Ollie has been working in the medical sector. In this role, he undertakes valuations for a variety of purposes including acquisitions, secure lending, matrimonial disputes, taxation and disposal. Ollie operates across the South East of England, with a large proportion of his valuations being carried out within London.



SEAN LUDDEN
DIRECTOR – HOSPITALITY

Sean re-joined Christie & Co in October 2019 and is now based in London. He is responsible for growing our pub, restaurant and leisure valuation and advisory business across London and across the country. Sean regularly undertakes loan security valuations for UK banks and institutions and provides strategic operational advice to banks, funds, operators and purchasers. Over the last 20 years he has valued a wide range of properties, both for independents and many of the UK's largest pubcos, restaurants and hotels, plus sports stadia including an iconic UK 'national' sporting venue, speedway arena, amusement arcades (AGCs and FECs), piers and marinas.



RACHEL SEWARD
DIRECTOR – MEDICAL

Rachel qualified as a Chartered Surveyor in 2012 and has been a RICS Registered Valuer with Christie & Co since this time. Rachel specialises in valuation across our medical business with particular expertise in the GP, pharmacy and dental sectors. Originally based in the South East, Rachel relocated to the South West in 2015 so has been valuing medical businesses across the south of England for over ten years. A large proportion of the work comprises secured lending valuations for all the major banks together with valuations for other purposes including matrimonial disputes, probate, partnership changes, taxation or strategy planning. She has provided a number of expert witness reports relating to the formal valuation of going concern businesses across the medical sector.



KARL HINES
DIRECTOR – HOSPITALITY

Karl qualified as an Associate Member of the Royal Institution of Chartered Surveyors in 1997 and has specialised in the valuation of licensed, leisure and retail properties since 2005 and has extensive experience in the valuation of trading businesses, specifically hospitality and leisure properties, including golf courses. A large proportion of the work comprises valuation for secured lending purposes for most of the major banks along with valuations for other purposes including matrimonial disputes, taxation or disposal purposes and only undertake specialist valuations across the South East and Lincolnshire on both an individual and portfolio basis. He has provided expert witness reports in a number of cases relating to the formal valuation of going concern businesses across the hospitality, retail and leisure sectors.

OUR EXPERTS BIOS - MIDLANDS, NORTH & SCOTLAND



JOE SWIERS
DIRECTOR – MEDICAL

Joe joined Christie & Co in 2015 having qualified as a Member of the RICS (MRICS) and Registered Valuer in 2014. Joe's role is that of Valuation Surveyor covering all aspects of Medical led businesses and property focusing within the northern regions, the majority of which comprises valuation for secured lending purposes for most of the major banks. Joe is an RICS accredited Expert Witness and has utilised his expertise on a number of party appointed medical led cases.



RICHARD GREEN
DIRECTOR – CARE & EDUCATION

Richard Green MRICS Director and Lead Valuer Childcare and Education joined Christie & Co in 2003 following 3 years with Orange plc and 3 years with AAH Pharmaceuticals (trading as Lloyds Pharmacies). Richard's role is to undertake mainly capital valuations for a variety of purposes, such as loan security, finance, probate, dispute resolution, and rental on behalf of a wide variety of clients. These range from large investors to High Street banks, purchasers, solicitors and accountants and occupiers. Specialisations include Healthcare (nursing and residential homes), Independent/SEN schools, children's homes and children's day nurseries, as well as Specialist Healthcare such as hospitals.



JON HODGKINS
DIRECTOR – CARE

Jon Hodgkins BSc (Hons) MBA MRICS, qualified as a Chartered Surveyor in 1990 and is a RICS Registered Valuer with over 30 years' experience in the valuation of trade related properties, mainly in England and Wales. He joined Christie & Co in 2018, having previously been a director in the healthcare teams at Colliers and Savills, and provides valuation, rent review and consultancy advice to operators, purchasers, UK banks and investors on Care Homes (elderly and specialist), Integrated Retirement Communities (retirement villages, extra care, assisted living) Supported Living, Independent/SEN schools, Children's Homes and Children's Day Nurseries.



JAMIE KEITH
HEAD OF HOLIDAY & RESIDENTIAL PARKS

Jamie Keith MRICS joined Christie & Co in 2015 having qualified as a Registered Valuer the previous year. He is the Head of Holiday and Residential Parks, is based in the Leeds office, having a national role. Jamie specialises in the valuation of a diverse range of leisure assets, including holiday parks and tourist/visitor attractions, and regularly carries out portfolio and single asset valuations for a multitude of purposes. In addition to portfolio and individual work, he also provides business reviews for banks, insolvency practitioners and operators together with providing strategic portfolio transactional advice.

SCOTLAND



JAMIE SAVAGE
DIRECTOR – CARE

Jamie Savage BSc (Hons) MSc MRICS, qualified as a Chartered Surveyor in 2007 and has over 17 years experience in the valuation of commercial property in Scotland. He joined Christie & Co in 2019 and oversees circa 120 trading related valuations annually. Of these, the majority are within the healthcare and education sectors and cover elderly care, specialist care, retirement living, education units, GP practices, dental surgeries and Pharmacies. Jamie is on the RICS panel of Independent Experts of dispute resolvers in respect of rent review disputes on Care and Medical properties.



GEORGE RANACHAN
DIRECTOR – HOSPITALITY

George Ranachan BSc, MRICS, qualified as a Chartered Surveyor in 1991 and has over 30 years experience in the valuation of commercial property in Scotland. He joined Christie & Co in 2004 and as Director of Valuation in Scotland oversees circa 250 trading related valuations annually. He is regarded as one of the most experienced Chartered Surveyors specialising in trading sector valuations in Scotland and advises banks, operators and administrators on valuation and disposal covering all Christie & Co sectors. George is an RICS accredited Expert Witness.

OUR OFFICES

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