



RICKARDS OLIVER LIMITED

CHARTERED SURVEYORS AND VALUERS

Owner and director: Mr Richard Ballam, MSc, C. Build E FCABE, IRRV (Hons), FRICS

Rickards Oliver Limited: (trading as Rickards Oliver Limited – Chartered Surveyors and Valuers)

Registered Office: 3000 Aviator Way, Manchester. M22 5TG
Company Registration Number: 14883913
VAT Registration Number: GB441026733
RICS Regulated firm number: 881347

Richard D Ballam, MSc, C.Build E FCABE, IRRV(Hons), FRICS

CURRICULUM VITAE

CHARTERED SURVEYOR

RICS REGISTRATION NO: 1111453

Present – Rickards Oliver Limited – Chartered Surveyors and Valuers. Owner and Director

Rickards Oliver Limited is a family owned firm with all professional work carried out by me. I operate as a General Practice firm with a special focus on residential survey and valuation, training via SAVA, and expert witness reports. I also carry out commercial survey and valuation work.

Expert witness work focusses on alleged valuation negligence, matrimonial valuations, valuations in relation to grant of probate and capital gains tax liability. I hold the RICS Expert Witness Certificate.

September 2023– February 2025 – Paterson Associates – Consultant Disrepair Surveyor

Covering Manchester and North West England. Responsible for acting as an expert witness in housing disrepair claims, used as both Joint and Single Joint Expert, particularly in relation to the production of expert reports in line with Part 35 of the CPR under Section 11 of LTA and Homes Fit for Human Habitation.

<https://www.rosurveyors.co.uk>

Other relevant experience

- Over 20 years of experience in mortgage lending valuation work and home surveys, gained with Countrywide Surveyors, SDL Surveying, Houzecheck Ltd, and through self employment.
- Expert witness work relating to valuation negligence and matrimonial valuations
- Leading on Professional Indemnity Insurance claim investigations, negotiations, ombudsman referrals, and settlements at a national level.
- Reviewing the Bordereaux, assessing the implications on an individual and organisational level, making and implementing recommendations for improvements in response.
- Mentoring and guiding AssocRICS surveyors through their APC working towards MRICS status; liaising with colleagues to set up a structured training programme enhancing their learning experience.
- Guest Lecturing at Sheffield Hallam University to building surveying students



EDUCATION & PROFESSIONAL QUALIFICATIONS

- MSc Commercial Property Management
- Fellow of the Royal Institution of Chartered Surveyors
- RICS Registered Valuer
- Fellow of the Chartered Association of Building Engineers
- Member of the Institute of Revenue Ratings and Valuation
- Member of the Expert Witness Institute
- Completed the RICS Expert Witness Certificate

STATEMENT OF TRUTH

By signing below, I Richard D Ballam, MSc, C.Build E FCABE, IRRV(Hons), FRICS, verify that the facts stated in the above document are true and accurate.

Signed: *R Ballam, FRICS*

Date: December 2025



