

Curriculum Vitae



Mr Timothy Royston Davies
***BSc(Hons) FRICS, MAE, Cert EW, (Civil
& Criminal), Building Surveyor, and
Fellow of the Royal Institution of
Chartered Surveyors, RICS Registered
Valuer & Expert Witness***

T.R. Davies Ltd,
Chartered Surveyors & Valuers
WINDSOR HOUSE
107 Talbot Road
Pontyclun
CF72 8AE
Tel: 01443 229576
Email: info@trdavies.co.uk
Website: www.trdavies.co.uk

D.O.B. **24th June, 1962, Tredegar, South Wales**

1967 - 1973 - Pontyclun Primary School
1973 - 1980 - YPant Comprehensive Secondary School, Pontyclun
1982 – 1986 - University of Glamorgan

Services Provided

I am a Chartered Building Surveyor and RICS Registered Valuer, with expertise in Civil and Criminal Expert Witness work. I am the Practice Principal and Founder of T.R. Davies Limited, Chartered Surveyors and Valuers, (established in 1998), an independent practice providing property related services throughout South Wales, and the UK.

I have 40 year's experience in the property/construction profession. I am a fully qualified Chartered Building Surveyor, an RICS Registered Valuer, and a Fellow of the Royal Institution of Chartered Surveyors. I have passed the Cardiff University/Bond Solon Diploma in both Civil and Criminal Expert Witness Practice, and also the RICS Diploma in Expert Witness Practice. I am an RICS Registered Valuer. I am a registered Property Expert/Forensic Surveyor with the National Crime Agency, working with Police and Trading Standards, principally dealing with Rogue Traders, throughout the UK.

My experience and expertise covers;

- Expert Witness Work – Civil
- Expert Witness Work – Criminal
- Residential Surveys and Valuations
- Building Defect Pathology (defect analysis/investigation)
- Domestic Workmanship standards
- Domestic Building Disputes and Quantification
- Surveyor Professional Negligence
- Building related Insurance Claims
- Building Conservation/Period Buildings
- Structural Surveys
- Insurance Claims

I have worked nationwide and internationally throughout my career. I am an active Board member of the RICS Wales and I regularly provide CPD lectures to students, CPD candidates and fellow Chartered Surveyors. I was also formerly an examiner on the RICS Accredited Foundation Degree Course at Reading University (2015 – 2021). I have been for many years, one of the Judges on the RICS Wales Property Awards Programme.

I have made media appearances including BBC Wales “X-Ray”, BBC 1 “One-Show”, BBC “Morning Live”, BBC “Rogue Traders”, BBC “Rip-off Britain”, Radio Wales, BBC Radio 2 and several Channel 4 programmes.

Membership

Membership by qualification of the Royal Institution of Chartered Surveyors by examination in 1988, with Fellowship awarded in 2026, Membership of Academy of the Academy of Experts, the Residential Property Surveyor’s Association (RPSA), the Society for the Preservation of Ancient Buildings (SPAB), Accredited Property Expert with National Crime Agency (since 2010).

Training

BSc (Hons) Degree in Surveying – University of Glamorgan (RICS Prize Top Academic Performance) (1986), Fully Qualified RICS Chartered Surveyor (1988), Bond Solon/Cardiff University Certificate in Civil Expert Witness Practice (2009), RICS Accredited Expert Witness, RICS Accredited Valuer, Bond Solon/Cardiff University Certificate in Criminal Expert Witness Practice (2016). RICS Certificate of Expert Witness Practice (2022).

Past and Present Positions

Present positions: Director/Principal of T R Davies Ltd Chartered Surveyors and Valuers, (1998 to present day).

Past Positions

1980 - 1982 -	Clerical Officer, Welsh Office – Transport and Highways Department.
1982 - 1986 - University	BSc Honours Degree in Quantity & Building Surveying, of Glamorgan. First cohort to sit Honours Degree (4 year Sandwich Course). Awarded RICS prize for top performing student in final year, and 2-1 BSc(Hons) Degree.
1984 - 1985	3 rd year of Degree spent in Industry placement – 6 month's with the Welsh Development Agency, and further 6 months onsite at the development of Elstree Blood Plasma Laboratory in Hertfordshire.
1986 - 1987	Graduate site based QS with Taylor Woodrow Construction in London at Projects including "Commodity Quay" at St.Katharines by the Tower, and "7 Dials" residential/commercial development in Covent Garden.
1988	Qualified by examination as Chartered Surveyor with the Royal Institute of Chartered Surveyors.
1987 - 1989	Site Surveyor with Bovis/P&O Developments working on several projects in St.Albans, Hertfordshire including new Civic offices (with nuclear bunker), renovation of listed Georgian buildings, new build office/retail developments. Warehouse distribution centre for Laing Construction in Milton Keys. Freelance Consultancy work for Fairclough Construction in development of Cardiff Arm's Park Rugby Hospitality suites.
1989 - 1991	Development Surveyor for Cost Management Services (CMS) based in Sydney, Australia (subsidiary of Rider Hunt Partners). Overall responsibility for the £20m redevelopment of Manly Wharf; New Build Shopping Centre in Parramatta ; New Build Residential Development in Rose Bay, Sydney Harbour; extension of Sydney International City Airport, and other smaller projects.
1991 - 1998	Senior Surveyor/Insurance Loss Adjuster based in Cardiff with Ellis & Buckle Chartered Loss Adjusters. Dealing with all aspects of insurance claims up to £5m in value, including building defects, subsidence, insured perils (water, fire, vehicle impact etc), Contractor's all risk claims and goods in transit. Qualified by 10 module examination as a Chartered Insurance Practitioner (CII) of the Chartered Insurance Institute.

1998 to present day	<p>Established private Chartered Surveying Consultancy – T.R. Davies Ltd Chartered Surveyors and Valuers. Work has included the Survey and Valuation of over 7000 different properties (residential, commercial, industrial and listed buildings).</p> <p>Further work undertaken includes:- Valuations, Home Purchase Surveys; Building/Structural Surveys; Structural Defect Surveys; Condition Surveys, Building Insurance Claims; Professional Negligence Claims, (Surveyor/Valuer); Project Management – New Build Residential, Renovation and Conversion. Valuations for Matrimonial, Probate and “Help to Buy Wales Ltd” purposes.</p> <p>Expert Witness Services for Civil & Criminal matters including provision of CPR25, CPR35 and CPRc19 Compliant reports, and Tribunal attendance/evidence provision. Registered as property expert (Forensic Surveyor), with NCA (National Crime Agency since 2010). Expert Witness Services provided for Trading Standards Officers – Local and National Councils and National Organisations (“Scam-busters”). Likewise Police Forces throughout the UK including the Metropolitan and City of London Police.</p>
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Qualifications/Training/Accreditation

1986 Prize	BSc (Hons) Degree in Surveying – University of Glamorgan (RICS Top Academic Performance)
1988 examination	Membership of Royal Institution of Chartered Surveyors by examination
1996	Membership of Chartered Insurance Institute by examination
2009 Practice	Bond Solon/Cardiff University Certificate in Civil Expert Witness Practice
2009	RICS Registered Valuer
2009	Full Practising Member of Academy of Experts
2010	Accredited Property Expert with National Crime Agency
2016	Bond Solon/Cardiff University Certificate in Criminal Expert Witness Practice
2021	RICS Certificate in Expert Witness Practice
2026	Awarded Fellowship of the RICS

Memberships of Professional Organisations

I am a Fellow of the Royal Institution of Chartered Surveyors (RICS) initially by examination in 1988 with Fellowship status attained in 2026, (Registration No. 0079785).

I am a member of the RICS; the Academy of Experts the Society for the Preservation of Ancient Buildings, and the residential Property Surveyors Association (RPSA).

Misc

During the past 28 years in conjunction with my Surveying/EW Practice, I have developed a property portfolio which has included new build residential; renovation; conversion of dwellings; commercial & industrial buildings; including design, planning, building control submissions, costing/budgeting and full project management/supervision of each project/scheme. I have also had work published in the RICS monthly journal, the Expert Witness quarterly Journal, and the Building Surveying Journal.