



BLACKBIRD
PROPERTY
SURVEYORS LTD



Your Guide to Instructing an Expert Witness

When you're navigating a dispute, the role of an expert witness can feel daunting. At Blackbird Property Surveyors Ltd, we believe in making the process clear, approachable, and professional—so you know exactly what to expect and how to get the best from your expert.

This guide walks you through the essentials of instructing an expert witness, in line with Civil Procedure Rules (CPR Part 35) and the Royal Institution of Chartered Surveyors (RICS) guidance.

What is an Expert Witness?

An expert witness is a qualified professional who provides independent, impartial opinion evidence to assist the court. Their duty is always to the court—not to the party instructing them.

Independence is key: Experts must remain unbiased, even if their findings don't fully support your case. Clarity and authority: Reports are written to CPR Part 35 standards, ensuring they are robust, transparent, and admissible. Professional standards: RICS guidance underpins the quality and integrity of surveying experts, ensuring consistency and credibility.

CPR Part 35 – What You Need to Know

Civil Procedure Rules set out the framework for expert evidence. Expert evidence must be restricted to what is reasonably required to resolve the proceedings. Reports must include:

- The expert's qualifications
- The facts and assumptions relied upon
- A clear, reasoned opinion
- A statement of truth and compliance with CPR Part 35

RICS Guidance – Why It Matters

Blackbird Property Surveyors Ltd are proud members of the Royal Institute of Chartered Surveyors. RICS provides detailed practice statements and guidance notes for surveyors acting as expert witnesses. This ensures:

- Consistency: Reports follow recognised professional standards.
- Credibility: Courts and tribunals recognise RICS-regulated experts as authoritative.
- Integrity: Independence and impartiality are safeguarded.

Our Approach

We know instructing an expert can feel like unfamiliar territory. Our role is to make it straight-forward, we will explain the process, without the jargon. We follow Civil Procedure Regulations and RICS guidance to the letter. We'll always be upfront about scope, fees, and timelines. We're always happy to provide initial guidance, and once formal instruction is in place, we can dedicate the professional time your matter deserves.

Final Thought

An expert witness is not just a professional voice—they're a trusted guide for the court. By instructing them properly, you ensure your case is presented with clarity, authority, and credibility.

We're committed to helping you navigate this process with confidence and ease.



Instructing an Expert Witness in 3 easy steps

1

Step 1: Define the Scope

- **Clarify your questions:** What exactly do you need the expert to address?
- **Share documents early:** Timely information avoids delays and ensures accuracy.

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Step 2: Agree terms of engagement

- Fees, timelines, and scope of work will be confirmed in writing.
- At Blackbird Property Surveyors Ltd, we're transparent about costs and time commitments from the outset.

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Step 3: Respect professional boundaries

- Our duty is to the court, not to either party.
- Independence is key — findings may not always support your case.
- Once formally instructed, we dedicate the professional time your matter deserves.