

Qualifications and Professional Experience of Michael John Hull BSc (Hons) MRICS

- 1.01 I am a member of the Royal Institution of Chartered Surveyors having qualified in 1986. I have a BSc (Hons) degree from Sheffield City Polytechnic in Urban Land Economics which exempted me from the Royal Institution of Chartered Surveyors examinations. I am an RICS Registered Valuer under the RICS Valuer Registration Scheme. I have an Advanced Professional Award in Expert Witness Evidence, which is to BTEC Level 7 (equivalent to Masters level). I have been in the profession since 1984. My field of expertise is in land and property valuation.
- 1.02 During the whole of this time, I have been engaged in general practice commercial and residential surveying work which has included valuations of the following types of property:
- office, retail and industrial land and property
 - educational and charitable property (including pro bono work)
 - commercial and residential investment property
 - commercial and residential development schemes.
- 1.03 I undertake valuations for many purposes, including:
- secured lending
 - financial statements
 - pension schemes
 - legal disputes
 - matrimonial cases, probate and taxation
 - rent review and lease renewal cases
 - S.18 valuations for dilapidations claims.
- 1.04 I am also actively involved in the sale, letting and acquisition of land and property on behalf of clients.
- 1.05 In chronological order, my career structure has been as follows:
- 1984 – 86 West Yorkshire Metropolitan County Council
County Land Unit, Wakefield
Assistant Surveyor

- 1986 Wakefield Metropolitan Borough Council, Wakefield
Assistant Surveyor
- 1986 – 88 Sheffield City Council
Estates Surveyor
- 1988 – 96 Saxtons Commercial (later becoming known as Keith Cardale
Groves), Sheffield - Senior Surveyor
- 1996 – 99 Maynards Chartered Surveyors, Sheffield
Senior Surveyor, becoming salaried partner in 1997
- 1999 to date Saxton Mee Commercial Ltd, T/A SMC Chartered Surveyors,
Sheffield - Director

1.06 From 1993, for Keith Cardale Groves and Maynards, I was in charge of the Valuation Departments. In 1999, I set up SMC Chartered Surveyors, which I continue to run.

1.07 My work has taken me to properties around the country, but I work primarily in Sheffield, elsewhere in Yorkshire, the North and the East Midlands, including Derbyshire.