

Curriculum Vitae

DAVID CHARLES HENRY MORGAN

Managing Director – Cookseys DMP

Professional

I am 56 years of age and was elected a Professional Associate of the Royal Institution of Chartered Surveyors in 1973 and a Fellow in 1983 [Membership No. 46594]. I was elected as a Member of the Restaurant Property Advisors Society in January, 1995 and acted as Chairman in 1999/2000. I was elected as a Practising Member of the Academy of Experts in April, 1998 [Membership No. 1969] and am registered as an Expert Witness under the R.I.C.S. Expert Witness Registration Scheme. I am a Member of the Expert Witness Institute [membership no. 1321].

My initial involvement with licensed property was as a Divisional Estates Manager for Courage (Western) Limited from 1975 which included South West England and South and West Wales. From 1980 to 1985 I was a partner of Stanley Alder & Price, Surveyors and Valuers in charge of the licensed property department. In July, 1985 I established a firm of licensed property consultants which was until recently known as DMP Chartered Surveyors.

That Firm merged with Cookseys Chartered Surveyors of Reading in August 2005 and now trades as 'Cookseys DMP'. The Company acts nation-wide through its four offices. It was the first specialist firm dealing with licensed and entertainment property to achieve Quality Assurance [ISO 9001:2000] on 17th June, 1993.

Cookseys DMP Chartered Surveyors act for nationally based Banks, Building Societies, Brewery Companies and lending institutions in the provision of Valuations, Reports and Business Appraisals, whose issuance I personally oversee.

In 1988 I was nominated to the Royal Institution of Chartered Surveyors' panel of specialist



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arbitrators dealing with licensed property throughout Wales, West Central and Southern England. Between 1988 and 1994 I conducted Arbitrations on 57 such properties and have been involved as an Independent Expert on 54 such properties, all on a national basis in diverse locations. I am still actively involved in all aspects of Arbitration and Independent Expert referral for both Claimants and Respondents

I have also appeared in numerous Courts and official Tribunals nation-wide, acting as Expert Evidence in respect of rent review disputes, assessment of issues of capital value, both corporate and personal, planning related matters specifically in respect of viability and change of use, structural repair and actions of alleged negligence against other professionals linked with licensed and leisure property

My involvement in all aspects of licensed and leisure property is through direct contact on site, which is as a result of instructions received through either our own offices in Thornbury, near Bristol, Reading and Cardiff, or our [now associated] office in London. I am thus very familiar with public houses, restaurants, hotels, night clubs, golf courses, racecourses, caravan parks and holiday establishments, amusement arcades and licensed property in general on a nation-wide basis

Practical Licensed Property Involvement

I owned the freehold interest of 85 Whiteladies Road, Bristol from 1987 and initially undertook the alteration works for the formulation of Rocinantes Restaurant and Café Bar. I had direct operational control of the premises between 1987 and 1993 with a turnover of c.£390,000 ex V.A.T. In 1993 I relinquished operational control to the then senior staff from whom I received rent until August 1999 when the Freehold interest was sold.

From March, 1996 until February, 1997, although I was in full time employment as a Chartered Surveyor specialising in licensed property, I assisted my partner in the management and day-to-day operations of the Crown Hotel, Public House and Restaurant, at Frampton Mansell near



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Cirencester, Gloucestershire. The premises had a 50 seat restaurant, 3 bars, 12 letting bedrooms and an annual turnover of c.£300,000.

From October, 1997 until August 1999, I lived at the Stirrup Cup Public House, Bisley, Near Stroud, Gloucestershire where I assisted in the operational management of every aspect of the premises including function room for 160 people, 32 cover restaurant and 3 large bars. The premises were sold at a profit, but only as a consequence of my partner's serious ill-health.

I thus have direct practical experience of the operation of bars, restaurants and letting bedrooms.

David Morgan

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