

COMMERCIAL BUILDING SURVEYING SERVICES

Building surveying encompasses a wide range of valuable skills and advice useful for potential and existing owners, occupiers and property investors. It encompasses planning, designing and administering building contract, managing construction projects and advising on statutory requirements. Services can be categorised as follows:

BUILDING SURVEYS

A Building survey will identify the condition of the property from a professional experienced viewpoint. It will highlight potential building problems and issues to consider prior to making a commitment to buy, sell or invest in a property.

DEFECT INSPECTION

A defects inspection is an evaluation of a particular cause of property defect. The inspection report will highlight the cause and rectification of the particular defect.

PLANNED MAINTENANCE INSPECTION

A planned maintenance inspection will look at the potential maintenance requirements of the building phased over three, five or ten years. It allows the owner of the property to programme for the works in a strategic way and allocated budget commitments accordingly.

PROJECT MANAGEMENT & CONTRACT ADMINISTRATION

Building projects are often complicated; they require specialist knowledge of rules and regulations. Projects require good design, sequencing, contractors and management. We can advise on feasibility, design, procurement, statutory matters, competitive tendering, appointment of contractors and general construction matters, from feasibility through to completion.

PARTY WALL SERVICE

This service deals with administering the Party Walls Etc. Act 1996. If a proposed scheme is likely to affect the Party Wall of a building, then under the Act there are specific requirements to serve notices and undertake the works in a prescribed manner. We can act for both the "Building Owner" and the "Adjoining Owners" to ensure compliance with this Act.

PLANNING SUPERVISOR

This service deals with administering the Construction (Design & Management) Regulations 1994. If a construction project is of a specified size and nature then under this essential health & safety legislation, a Planning Supervisor must be appointed and various Health & Safety documents and practice implemented during the design and construction phase of the project.

BUILDING CONTROL & PLANNING APPROVALS

Compliance with these regulations is a statutory requirement. There are often numerous options available for compliance and some are more cost effective than others. This service can resolve issues, save time and reduce costs.

LEASE & DILAPIDATIONS ADVICE

Prior to, during, or even at the end of a lease term, we can advise on repairing and dilapidations issues and negotiate claims. Simple lease advice prior to finalisation of a lease may save significant future dilapidation claims and improve the value of your lease. Whether you are a Landlord or a Tenant, you will need expert advice from a Building Surveyor in respect to lease repairing and dilapidations covenants.

LICENCE FOR ALTERATION

Prior to undertaking alteration to a leasehold property, it is essential that relevant agreement and licence (in accordance with the lease) are in place. Failure to agree a licence may result in a Landlord requiring a tenant to reinstate the premises to its original condition. We can ensure that the proposed works comply with the lease and other statutory requirements.

BUILDING INSURANCE AND REINSTATEMENT VALUATIONS

Guarding against accidental damage, from storm, flood or fire is essential. Building insurance must therefore cover this eventuality and it is essential that the building is insured to the appropriate value. Under insured policies may leave the insured exposed to extortionate rebuilding costs, whilst over insured policies will result in overpayment of insurance premium. We can provide a correct assessment to ensure you are appropriately covered.

DISABILITY DISCRIMINATION

This service deals the Disability Discrimination Act 1995 (DDA). Since 2004, some service provider buildings are required to be upgraded and adapted to ensure that they comply with the requirements of the Act. We can undertake a DDA assessment of the property and assist in ensuring the design is compliant.

RISK ASSESSMENT

If you are an employer or a manager who has control on how properties are maintained and utilised, then you may have an obligation under Health & Safety legislation to ensure that they are safe for staff, users, and public. A Risk Assessment will identify potential danger and risk to people. It will cover tripping hazards, falling from heights, fire, emergency escape, signage, environmental issues, deleterious (hazardous) materials, etc. We can undertake a visual inspection; provide a Risk Assessment report with indicative timescales for resolution.