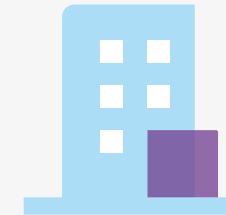


Building Consultancy

Our Building Surveyors play a vital role in protecting built assets through the application of their varied and professional skill sets.



Our experienced team of Chartered Building Surveyors has the technical knowledge, skills and experience to provide reliable and pro-active advice to our clients - landlords, tenants, developers and investors - delivering a high standard of service and expertise.

No matter the instruction, our specialist team will ensure it is delivered on time, on budget and to the highest professional standards.

Building Surveys / Condition Surveys

We provide specialist inspections of all types of domestic and commercial property, providing advice to potential purchasers, investors or occupiers. Our Building Survey reports include an executive summary, detailed descriptions of the building elements and their condition along with necessary / future repairs and budget costs, if required.

Defect Analysis

Our experts offer a full inspection and reporting service on any domestic or commercial property to identify defects, advise on causes and provide repair methods, with budget costs if required. Common defects that are regularly encountered include water ingress, cracking, corrosion and solar degradation.

Pre-lease Surveys

A pre-lease survey is undertaken on behalf of an ingoing tenant prior to them executing a lease agreement. The purpose of the survey is to enable the prospective tenant to understand all issues, including regulatory, relating to the premises to allow them to negotiate these within the lease agreement and protect their interests.

Schedules of Condition

Generally carried out to record the condition of a property at lease commencement, we also carry out Schedules of Condition for several other reasons, including benchmarking the condition of assets where adjoining development is taking place. Our Schedules of Condition include detailed text and photographic recordings of the property's condition, as well as floor / site plans, where required.

Dilapidations (Landlord & Tenant)

Working with both tenants and landlords, whether during the lease or at termination, we specialise in assessing dilapidations liabilities, preparing dilapidations claims and negotiating settlements. Our service includes specific lease advice/review, site survey as well as strategic advice on the options open to the client in the circumstances, whether that be a financial settlement or actually procuring refurbishment works.

Planned Preventative Maintenance

To assist you with budgeting and financial forecasting for your business, our team carry out appraisals of the condition and maintenance requirements of domestic and commercial premises. Using this information, a model is developed (typically over a 5 to 15 year period) to prioritise repairs and provide budget costs for undertaking the work.

Reinstatement Cost Assessments

Reinstatement Cost Assessments (RCA) are the assessment of the rebuilding cost of buildings and the surrounding site. We carry out detailed valuations of all types of domestic and commercial properties which can include client portfolios for building insurance purposes.

Architectural Services

Through the use of up-to-date CAD software, we can produce a suite of drawings from initial conception through to detailed design. This may be for alterations, refurbishments, local authority applications, title plans and the like. We work closely with consultants and suppliers to ensure that all requirements are tailored into the design.

Property Refurbishment and Alterations

If you are considering refurbishing or altering your property, we can undertake project feasibility studies with budget costs to assist in your decision making. This would include any works you propose and any additional works we recommend to enhance and improve the building.

Following on from this, we are able to specify works to completion, all specifically tailored to clients' individual needs through our Contract Administration services.

Contract Administration

Whether part of a larger refurbishment project or as a standalone service, our skilled team can procure contracts for undertaking projects on your building. We then prepare quantified specifications of works, undertake the full tender process in line with the client's requirements and advise on the most cost-effective option. Thereafter, our services also entail overseeing the site works, chairing pre-start and on-site progress meetings, valuing and certifying work, snagging and agreeing successful completion.

Principal Designer

We have Association of Project Safety accredited personnel who perform Principal Designer duties under the Construction (Design and Management) Regulations 2015. We as Principal Designers, have various duties to fulfill during the pre-construction, construction and post construction phases of projects to ensure the project is delivered in a way that secures the health and safety of everyone affected by the work.

Project Management

We carry out the management of projects, from new build to refurbishments, across all sectors. Our team have the expertise to advise on the client's brief for development to concept stages and managing the project procurement, design and specification through to construction and completion.

Project Monitoring

Working with developers, lending intermediaries and end user clients, we oversee developments including providing commentary on statutory position, design team, contract, specification, programme, site works and the like. This service gives the end user client assurance that an independent party is reviewing their requirements and reporting on the development progress, specifically concentrating on quality, programme and budget. This can also include snagging and agreeing practical completion.

Employer's Agent

Acting as Employer's Agent for design and build contracts, our service includes coordinating the tender process, novation of consultants, collating contract documents for execution, implementing change control procedures, snagging, practical completion and advising on the satisfactory completion of the defect/rectification period.



TO FIND OUT MORE

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