

Building Surveying



Building Surveying

Building Surveyors are knowledgeable in a wide range of property and construction related matters. At times a building surveyor's skills overlap with other professions such as architecture, structural engineering or quantity surveying. However, their core skills are in understanding how buildings of all ages are put together, undertaking inspections, report writing and having an in depth knowledge of legislation related to construction and property matters.

Defect Diagnosis

Building pathology is the investigation and diagnosis of the causes of defects in buildings. Our team of building surveyors is highly skilled and experienced in assessing buildings to establish the source of defects and advise on repair strategies.

Where necessary we are able to offer specialist testing and investigation methods utilising the latest technology in order to provide the most accurate diagnosis of the problems. We can arrange for the use of specialist access equipment or utilize mobile cameras so that a full inspection of normally inaccessible areas can be made.

With our knowledge of building construction and technology used over the centuries, we can advise on properties of any age and provide our clients with a comprehensive report on defects occurring, repairs required and formulate planned maintenance programmes.

Our client instructions have included diagnosis of defects to Grade 1 historic buildings through to defects occurring in brand new domestic housing – defects can occur in any building of any age or type. The diagnosis and repair of defects in buildings will ensure that the life of your property is prolonged and the investment protected.

Expert Evidence

The Vinden Partnership's experienced building surveyors regularly provide expert technical evidence in relation to property and construction disputes. This includes a comprehensive analysis of the matter in dispute followed by either initial informal advice or preparation of an expert report for submission to the court as part of a claim or defence.

Our building surveyors are trained in giving evidence under cross examination and have courtroom experience. A number of our surveyors are also members of the Royal Institution of Chartered Surveyors' Expert Witness Registration Scheme.

Our clients range from private householders to national PLC companies.

Our areas of expertise:

- **Boundary determination and party walls**
- **Building surveying**
- **Construction standards, specifications and defects**
- **Construction disputes and claims**
- **Dilapidations and housing disrepair**
- **Professional negligence**
- **Management of construction health and safety**

Building Surveying (cont'd)



Property Acquisition

Buildings can harbour an array of defects. At The Vinden Partnership, our team of Chartered Building Surveyors provide a range of services which will help you identify such problems. Information is always presented in a clear and understandable format in order to assist your understanding of our advice.

Pre-purchase surveys

If you are considering the acquisition of a property and demand peace of mind, we can help. You may need to know the property's condition, any defects present (and their remedies) and the need for specialist investigations before you complete the purchase. We can carry out a comprehensive inspection of the property and provide a bespoke report which will be tailored to suit the type of property and your specific requirements.

Measured Surveys

A measured survey will provide dimensional information on land or property. This can be useful to determine space requirements at the feasibility stage.

Commercial EPCs

The Energy Performance of Buildings Directive came into effect in 2008 and has had a major impact on the UK property industry for new developments, sales or lettings.

The legislation states that property developers, landlords and owners in England and Wales are not able to construct, sell or lease a commercial building without providing an Energy Performance Certificate (EPC) to a prospective buyer or tenant. Non-compliance will result in failure to complete conveyancing or possible action by Trading Standards Officers, including fines of up to £5,000.

The Vinden Partnership is accredited to provide Energy Performance Certificates for commercial buildings which are to be leased or sold.

Landlord & Tenant

Dilapidations

Dilapidations have significance for any person letting a property or any person occupying a property under a lease agreement. Dilapidations claims arise from breaches of repairing covenants contained in a lease. At or near the end of a tenant's lease, the landlord may instruct a surveyor to prepare a schedule of dilapidations which outlines building repairs that the tenant is responsible for under the terms of the lease.

We will use our expertise to identify and comment on breaches of lease covenants before suggesting appropriate remedies, preparing schedules and negotiating with other parties to achieve settlement of the claim. Acting as an advisor to either landlord or tenant, our aim is to provide objective advice in order to achieve settlement of the claim. We are also able to act as expert witness in dilapidations matters where out of court settlement is not achieved.

Schedules of Condition

We advise all our commercial clients who are entering into a lease agreement to commission a Schedule of Condition. This survey can be appended to a lease to provide a property condition benchmark. The Schedule can be re-visited at the end of the lease term in order to help establish a tenant's responsibilities to repair the property.

Lease repairing obligations advice

Using our expertise in settling dilapidations claims, we are well placed to advise businesses on the impact of repairing obligations contained in their lease. To aid financial planning, we are also able to inspect premises and provide projections of likely dilapidations liabilities at the end of a lease term.



Building Surveying (cont'd)



Asset Management

Maintaining property can be expensive. At The Vinden Partnership we can help you develop or improve your property maintenance strategy to help reduce unnecessary long term costs.

Condition surveys

Establishing the physical condition of property is essential as it enables maintenance works to be prioritised and costed. We work closely with clients in order to formulate a condition survey brief which is specific to their requirements. In the past we have carried out detailed condition surveys on school and nursery buildings, manufacturing facilities, retail premises, historic buildings and leisure facilities.

Planned maintenance schedules and budget costs

In addition to our property condition assessment services, we are able to advise clients on future property maintenance liabilities. We can also advise on strategies to improve the effectiveness of a maintenance regime and further likely costs of maintenance works over a given period. In this way, we can help improve the cost and operational effectiveness of a business.

Property Refurbishment

We believe that all construction projects require detailed planning and sound management from inception through to completion. Our Building Surveyors can provide a complete property refurbishment service to suit your needs including the following services:

- Design and specification
- Contract administration
- Project management
- Feasibility and space planning
- Preparation of Planning, Building Regulation and Licensing Applications to the Local Authority

Insurance Cover and Claims

Reinstatement cost assessments

We can inspect and measure premises, preparing cost estimates to cover the demolition and re-building of the premises to determine the appropriate level of insurance cover required.

Claim management

Our surveyors have expertise in recovering loss in accordance with policy terms. We are regularly retained to provide opinion in relation to causation of loss and quantum.

Conservation of Historic Buildings

We are both qualified and experienced in providing clients with conservation advice in respect of period and historic buildings.

Such buildings generally demand a different approach to maintenance and repair works than a modern building in order that the character and materials of the building can be conserved.

We can advise clients on repair solutions and liaise with Local Authority Conservation Officers in order to obtain the necessary statutory consents.



Building Surveying (cont'd)

Neighbourly Matters

Party Wall surveying

The Party Wall etc. Act 1996 regulates the relationship between neighbouring owners in the context of specific construction work on, or close to, a boundary between adjoining properties. It is a legal requirement to inform neighbouring property owners of such construction works. Our Building Surveyors can provide initial advice and Party Wall services to both Building Owners and Adjoining Owners. In addition, our Building Surveyors are also members of the leading Party Wall specialist organisations.

Boundary disputes

One of the most common conflicts between neighbours is a dispute over the location of a boundary. This is often a very emotive issue where parties assume entrenched positions. This can lead to expensive legal proceedings. Our surveyors are experienced in collecting evidence which identifies the boundaries between two properties and can provide realistic solutions to resolve the dispute and avoid litigation. If required, we can also provide expert evidence in such matters in a single joint capacity or party nominated capacity.

Scaffold access/Crane oversail agreements

Your development proposals may impact on land or property owned by neighbouring parties. Alternatively, you may own land which you feel is being used without your permission. We can advise and provide practical solutions to resolve, defend or prevent any actions for trespass.



CDM Co-ordinator Service

Good management of the construction process is essential to avoid accidents and ill health in the industry. We will help you to comply with your obligations under the Construction (Design and Management) Regulations 2007 and advise you on managing project Health and Safety issues.

Our team of CDM Co-ordinators continues to act for a diverse range of clients across a broad range of industry sectors in CDM matters. Whatever your role or duty under CDM 2007, be it Client, Designer, Contractor or Principal Contractor, The Vinden Partnership can advise you as to the appropriate action to discharge your duties.

We are also able to prepare seminars or give in-house training on any aspect of CDM to suit your requirements. Please feel free to contact us to discuss your needs.



For further information:

If you require further information on any of our services, or if you wish to discuss your requirements with us, please do not hesitate to contact us:

Northern Office

T: 01204 362 888

F: 01204 362 808

E: inforouth@vinden.co.uk

Southern Office

T: 0115 947 5334

F: 0115 947 5335

E: infosouth@vinden.co.uk