BUILDING SURVEYING

Building Surveying services that add value to your property

Chartered Surveyors and Property Consultants
Find out more at **www.g-s.co.uk**

GRAHAM + SIBBALD
We value property

The go-to team for Building Surveying

Our experienced Building Surveying team work with a broad spectrum of clients, including leading names in the public and private sectors. The team provide a comprehensive range of project management, architectural and surveying services, all designed to maximise the value of a building for tenants, managers and owners.

132
Number of Dilapidations Instructions in 2021

154
Number of Schedule of Condition Instructions in 2021

27
Number of Project Management Instructions in 2021

113
Number of Dilapidations Instructions in 2022 (end Aug)

74
Number of Schedule of Condition Instructions in 2022

31
Number of Project Management Instructions in 2022

HOW WE ADD VALUE

On every project we work to see how we can add value, whether it's driving down costs, optimising the use of space, or undertaking preventative maintenance to enhance asset values and reduce future dilapidation and repair costs. We also ensure that all regulations are met (which removes the possibility of costly fine).

Overall, our experience and expertise drives projects forward in the most cost-effective way. It allows us to 'design in' value, providing cost-saving solutions that others might miss. We also employ the latest CAD and information technology and our staff 'work smarter' using iPads and Surface computers.

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Our Approach

We deliver exceptional service and place a high priority on expertise, good communications and building long-term client relationships based on trust.

BUILDING SURVEYS AND DEFECT ANALYSIS

Our surveys provide a comprehensive assessment of the construction and condition of a building. We can identify shortcomings within the building fabric and provide advice on remedial measures and actions.

INSURANCE ASSESSMENTS AND CLAIMS

We undertake a wide range of insurance reinstatement valuations and carry out all manner of reinstatement works and procedures. We are skilled at liaising with insurance companies and all other interested parties.

DEVELOPMENT MONITORING

Any form of building project requires sound management to ensure that it is delivered on time, within budget and to an acceptable quality of workmanship. We provide this service to developers and funding authorities to ensure that developments are properly controlled and monitored from inception to completion.

PROJECT MANAGEMENT

We provide an expert Project Management service to developers to ensure that builds and refurbishments are delivered in as cost-effective and efficient a way as possible from inception to completion.

SCHEDULE OF CONDITION SURVEYS

When entering into legal lease agreements on commercial property. It is important that parties protect their interest by having a record of the condition recorded at the lease outset. This can provide physical documentation which can be invaluable at the lease expiry. We are regularly engaged to provide such assessment documents.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate (EPC) must be provided to any prospective buyer or tenant when a property is either sold or rented. Our accredited Energy Assessors can provide non-domestic/commercial EPCs for new builds or refurbishments.

DILAPIDATION SURVEYS

Our surveyors provide expert advice to clients, in instances where they are either landlords or tenants in commercial properties, to ensure their interests are best protected at the lease expiry. The process generally involves review of the relevant legal documentation and an assessment of the building's condition. In many instances such assessments result in negotiations to agree financial settlements where shortcomings have not been addressed prior to lease expiry.

Case Study Examples

Graham + Sibbald (G+S) were instructed to carry out a Pre-Acquisition Building Survey and report on Camden Road, London. The site is located on the corner of Camden Road and Rochester Road within the London Borough of Camden and comprised a mix use development with 2 ground floor retail units and 16 residential flats to the five upper floors.

The advice provided between G+S and the Solicitor gave the client an in depth understanding of the short comings of the purchase and helped to develop an asset management plan moving forward.

Graham + Sibbald were instructed to carry out a Pre-Acquisition Building Survey and report in Great Sutton Street which lies within the popular London district known as Clerkenwell. The area is the home to Clerkenwell Design Week (the UK's leading independent design festival) with several key architectural and creative firms residing in the area.

This project resulted in the property being purchased shortly after issue of the G+S report. G+S are now assisting the client in reviewing refurbishment and façade enhancement options.

Case Studies

As part of a sale and leaseback deal Graham + Sibbald were instructed to carry out a Pre-acquisition Building Survey and report of the recently constructed Petrol Filling Station and Retail Unit in Selby, North Yorkshire. The site formed part of a larger Lidl Development with G+S client acquiring the long leasehold interest to south-west parcel of land where the units sit.

G+S also arrange for a Phase 1 Environmental Report and roof survey via aerial drone (by third parties) to accompany their report. This project resulted in the property being purchased shortly after issue of the G+S report.

As part of a sale and leaseback deal Graham + Sibbald were instructed to carry out a Building Survey of Spar Battlefield Services, Shrewsbury. This was conducted as part of Pre-Acquisition due diligence.

G+S conducted a building survey and report on a modern roadside development which includes a Travelodge Hotel, The Two Henrys Pub (Greene King), a Starbucks Drive-Thru and a Burger King Drive-Thru. This required G+S to liaise with Third Party Consultants to commission an Environmental Report. This project resulted in the property being purchased shortly after issue of the G+S report.

If you're looking for a property consultancy team that gets the job done, Graham + Sibbald offers a level of personal service, specialist skills, local knowledge and commitment that is second to none.

Adding value
every step of the way

Local network, national resources

Our network of offices covers the country and allows us to deliver Building Surveying and Technical Services throughout the UK.

Our national network speeds up decision making and helps us build long-lasting client relationships across the country.

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Find out more www.g-s.co.uk

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