



DEFECT ANALYSIS AND CONTRACT ADMINISTRATION, GLASGOW

PROJECT SUMMARY

Defect analysis and contract administration, carried out by David McLay and Robbie Kemsley from our building surveying team

TEAM

Building Surveying

LOCATION

Purdon Street Industrial Estate,
45 Purdon Street, Glasgow, G11
6AF

CLIENT

City Properties (Glasgow) LLP

DATES

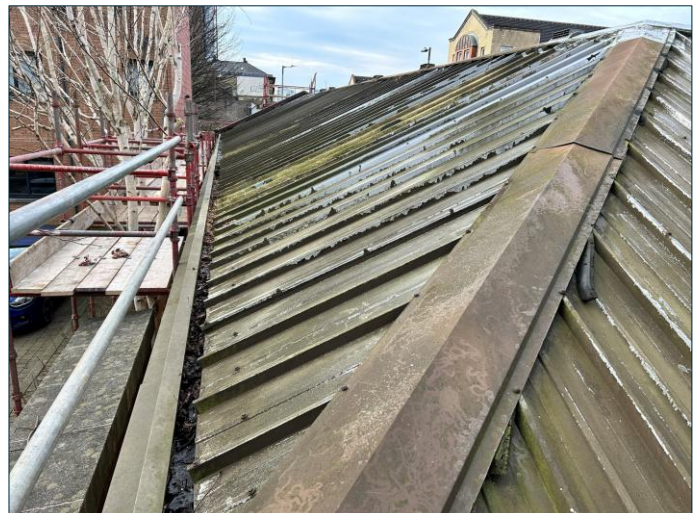
February 2025 – April 2025

SUMMARY

G+S were initially instructed to inspect the terrace of industrial units to determine the condition of the external envelope and develop a refurbishment specification to enhance the properties and extend the potential lifespan of the units. This specification was then used to prepare tender documentation for competitive tendering which subsequently led to the works being instructed and G+S employed to act as Contract Administrators through to project completion.

PROJECT BUDGET

£250,000





WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

Thanks to our expertise, experience and nationwide network of local offices we are able to deliver a professional, cost-effective service with a real personal touch. We place a high priority on expertise, good communications and building long-term client relationships based on trust.

KEY CHALLENGES

The units were occupied and had to remain so during the duration of the works. The profiled metal roof cladding was age expired and was subject to numerous leaks and loss of material section. Original design detailing of the roof cladding was deemed to have been inappropriate, requiring re-design. External security doors had corroded to the point of failure, which required to be replaced whilst maintaining continuous security.

APPROACH

As the improvements were to the benefit of the tenants, meetings were held to demonstrate the positivity of the works and how the occupation of the units would ultimately provide a better experience. We opted to have a full-time site manager to assist with on-going tenant/contractor communication. This proved it's worth over the duration of the works. Weekly summaries were discussed with the tenants to minimise disruption and maintain the works programme.

SERVICES PROVIDED

There were situations where individual tenants had issues specific to their own units. We opted to address these on a one-to-one basis to ensure the tenant's concerns were dealt with appropriately and also to demonstrate the importance of listening and dealing with issues.

ADDED VALUE

Rather than manage this project as one with a typical client/surveyor relationship, we chose to involve the tenant's from the conceptual stages to get their buy-in, which resulted in the project running smoothly, on programme and budget. Had there been a breakdown in relationships, we anticipate the success of the project would have been jeopardized.

STATISTICS

The envelope of the property, particularly the roof sheets, were at the end of their useful life. We reviewed options such as over sheeting etc to ensure the units could remain open at all times. Our proposal was to overcoat with a proprietary liquid system, which minimised disruption and extended the life of the roof for a considerable period. Under FRI terms, the maintenance requirements for the tenants were also significantly reduced.

OUTCOME + RESULTS

The client required the works to be carried out during the early winter months, which isn't an ideal time to carry out overcoating works with specific application requirements. Close liaison between the tenants, landlord and contractor allowed the works to be completed on time.

City Properties (Glasgow) LLP have prepared their own case study which will be available.

Key contacts:



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