

# BUILDING SURVEYING MATTERS

## Refurbishment and Repair

### Keeping Up Appearances

As Building Surveyors we are involved with refurbishment works and planned repairs on all kinds of commercial property. Repair of property is essential to prevent deterioration of the structure and maintain value. When repairing a property it is often an ideal opportunity to consider improvement and modernisation, enhancing the image of a business or investment. Alternatively, it may be a requirement brought by change in legislation, such as the Disability Discrimination Act 1995.

As a result the marketability and value of the property can be vastly improved. Internal refurbishment enables modern standards to be met for today's changing business demands, also improving both the image and working environment.

Repairs from a landlords perspective are often recoverable under the provisions of a service charge, assuming a building is tenanted. The following are recent examples of work implemented by WL Building Surveyors.

#### Nailsea, Somerset

- Internal and external repair and decoration of dated 1960's office building
- £160,000 budget
- Works completed October 2005

4 High Street, Nailsea had been suffering from a dated 1960's design, losing prominence within the town and creating repair issues. WL Building Surveyors were appointed to implement repair and decoration works to external and common parts. Scheme design included overhaul of cladding panels, timber window details, parapets and glazing, as well as decoration of common parts. Other works included alterations to comply with a variety of statutory compliance requirements.



BEFORE



AFTER

#### Unit 7 William Street, Portsmouth Industrial Estate, Calne



BEFORE



AFTER

- Internal and external warehouse refurbishment
- £140,000 budget
- Works due for completion February 2006

Unit 7 William Street had been left in a dilapidated and vacant state for several years. Divided from a larger industrial factory, the unit was without services or welfare facilities. Our client purchased the freehold with the intention of refurbishing and re-letting the unit as a medium term investment. Construction of internal office and toilet accommodation, installation of mains services and over-cladding were key aspects of the scheme.

Should you wish to discuss a requirement to repair or refurbish a commercial property, Andrew Body or Ben Kearns are willing to consider your objectives and options with you; providing advice on procurement, design, contract law and/or administration.

#### WL Building Surveyors

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Chartered Building Surveyors have the training, skills and technical knowledge to provide advice in many aspects of commercial property repair, maintenance and construction.

Whether you have an existing property, a proposed acquisition or are planning a new build, contact us for construction and design advice for refurbishment, interior fit-out, alteration and extension, repair and maintenance.



Andrew Body BSc (Hons) MRICS  
Partner • Building Surveyor



Ben Kearns BSc (Hons)  
Building Surveyor

## Professional Services

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**Acquisition Surveys** - Are you acquiring a commercial property?

- Preparation of acquisition surveys and condition reports.
- Due diligence inspections and assessment relating to corporate acquisition and merges.

**Dilapidations** - Is your lease coming to an end?

- Advice and interpretation of lease repairing covenants.
- Preparation and negotiation of dilapidation schedules on behalf of landlords and tenants.

**Condition Surveys** - Are you about to lease a property?

- Preparation of written and photographic repair schedules for attachment to leases.
- Inspection of property to undertake defect diagnosis and advice on remedial works.

**Planned Maintenance** - Do you have a reactive or planned approach to the maintenance of your property?

- Preparation of Planned Maintenance Programmes.
- Implementation of a planned maintenance regime and budgets.

**Disabled Access Audit** - Have you considered the requirements of the Disability Discrimination Act 1995 and how it affects your property?

- Preparation of Physical Access Audits.

**Building Insurance Assessments** - Is your property adequately insured?

- Assessment of reinstatement values for insurance purposes.
- Liaison with insurers and loss adjusters in the event of a rebuild claim.

## Project Services

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**Project Management/Consultancy Services** - Are you considering a new development or refurbishment?

- Feasibility studies and advice.
- Budget cost advice.
- Procurement advice on the best method of proceeding with the scheme.
- Employers agent to protect the interests of third party investors, occupiers and financiers of development projects.
- Preparation of employers requirement documents on design and build schemes.

**Contract Administration and Design** - Are you intending to undertake any building work, fit out or refurbishment?

- Design advice or space planning for construction projects/interior fit out.
- Preparation of specification and design for repair, refurbishment, fit out or construction projects.
- Advice on suitable building contracts and preparation of contract documents.
- Financial control of the project.
- Monitoring of works and contract administration.



WL Building Surveyors  
are a division of

