

**calford**seaden

commercial  
building  
surveying





**Geoff Clark**  
FRICS MAPM MIBCO



**Richard Grove**  
BSc MRICS

Our commercial building surveyors are led by Geoff Clark and Richard Grove, who respectively have over 30 and 20 years surveying experience. Their leadership skills and expertise ensure our clients receive carefully considered advice in a succinct, unambiguous manner.

## About us

Our integrated multi-disciplinary Partnership encompasses the skills and specialisms necessary to provide a definitive and diverse service to the private sector. A flexible response on every project is made possible by the seasoned and committed people at calfordseaden; expert individuals working in focused teams offering complementary and mutually supportive competencies.

calfordseaden incorporates one of the UK's largest independent building surveying departments operating from offices in London, Orpington, Birmingham and Southampton.

The Practice is well resourced with a heavy investment in staff, quality management systems and information technology. Our building surveyors are supported by in-house quantity surveyors, architects and structural engineers, as well as by external experts such as mechanical and electrical engineers.

We have considerable expertise in all areas of commercial building surveying, including the legal aspects of construction matters. Our service is fast, reliable and personal. We provide objective advice whilst taking commercial issues into account.

Our success is reflected in the number of clients who return with further commissions.

## Acquisitions surveys

We add value by providing potential investors or leaseholders and existing owners or tenants, with a detailed assessment of a building's condition; tailored to the commercial needs of each client. Our reports can include advice on matters such as health and safety and costs relating to repair, refurbishment and maintenance as well as issues affecting value, for example deleterious materials.



## Defects analysis and reparation advice

Clients benefit from our comprehensive investigation, analysis and advice which may include such aspects as defective workmanship, design construction and the use of materials and components. Our involvement is often extended to include preparation of specifications and the monitoring and cost control of subsequent remedial work.

## Dilapidations

Our advice to landlords and tenants is based on a combination of experience and a sound knowledge of the legal issues. Our role may include:

- Advice on potential dilapidations liability;
- Preparation of interim and terminal schedules;
- Assessing claims;
- Reasoned negotiation.

## Development monitoring

Clients who will occupy a building on completion, but are not a party to its construction or refurbishment, will benefit from our development monitoring service. We make regular site visits to ensure that works are being carried out in accordance with contract documents. We also ensure that any required adaptations are carried out appropriately and within budget.

## Expert witness

We have considerable experience acting as an expert witness in today's litigious climate and have an enviable success record. We work closely with lawyers on many cases ranging from building disputes to professional negligence claims.





## Insurance valuations and claims

We carry out valuations of reinstatement costs for insurance purposes. Additionally, we will assist building users, insurance companies and loss adjusters with claims. Our objective, independent advice will often persuade both sides in a claims incident to accept a realistic settlement.

## Party walls and rights of light

We understand the complex legislation governing these matters and can quickly evaluate the issues. We ensure clients' interests, whether as developer or adjoining owner, are fully protected.

## Planned maintenance reports

Our planned maintenance reports enable building occupiers or landlords to prepare budgets or set service charges on the basis of identified and future maintenance costs.

This service includes the preparation of a report on the anticipated life of each element of a building, together with repair or replacement costs. Repairing covenants, length of the term and possible dilapidations liabilities are taken into account.

The report forms the basis of a rolling programme which we can implement and monitor.

## Refurbishment schemes

Our building surveyors have in-depth experience of specifying and administering contracts for refurbishment, extension and alterations to existing commercial premises to provide a modern fully serviced environment. Liaison with our in-house architects enables us to provide design flair and concepts appropriate to the commercial market whilst cost control and contract administration remain under the control of our building surveying division.

For further information contact:

Geoff Clark FRICS MAPM MIBCO  
E [gclark@calfordseaden.co.uk](mailto:gclark@calfordseaden.co.uk)  
T 020 7493 3788

Richard Grove BSc MRICS  
E [rgrove@calfordseaden.co.uk](mailto:rgrove@calfordseaden.co.uk)  
T 020 7493 3788

## calfordseaden services

Access Audits  
Accident Investigation  
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    Accounting  
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    Developments  
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Development Procedures  
Dilapidations  
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Fire Precautions  
Foundation Design  
Ground Investigations  
Health and Safety Advice  
Health and Safety Audits  
Health and Safety Policies  
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    Software Development  
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Major Structural and Other Repairs  
Management Consulting  
Master Planning  
Measured Surveys and Drawings  
Modern Methods of Construction  
    and Associated Partnering  
Partnering Advice  
Party Wall and Boundary Matters  
Place Making  
Planned Maintenance  
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Private Finance Initiative  
Project and Audit Designs  
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Project Management  
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Refurbishment  
Research  
Retaining Wall Design  
Rights of Light, Sunlight and Daylight  
Risk Assessments  
Schedules of Conditions  
Security Audits  
Stock Condition Surveys  
Structural Appraisals  
Structural Calculations and Assessments  
    for Party Walls  
Structural Design for:  
    Masonry  
    Reinforced Concrete  
    Steelwork  
    Timber  
Structural Monitoring  
Structural Surveys  
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Wayfinding  
Wind Force Analysis  
Workplace Safety Inspections

## Head office

St John's House  
1a Knoll Rise  
Orpington  
Kent BR6 0JX

T 01689 888222

F 01689 888299

E [orpington@calfordseaden.co.uk](mailto:orpington@calfordseaden.co.uk)

King's Head House  
King's Head Yard  
Borough High Street  
London SE1 1NA

T 020 7940 3200

F 020 7940 3299

E [london@calfordseaden.co.uk](mailto:london@calfordseaden.co.uk)

Stewart Court  
214a Hagley Road  
Edgbaston  
Birmingham B16 9PH

T 0121 454 1688

F 0121 454 1700

E [birmingham@calfordseaden.co.uk](mailto:birmingham@calfordseaden.co.uk)

Calford House  
Wessex Business Park  
Wessex Way  
Colden Common  
Winchester SO21 1WP

T 01962 718300

F 01962 718350

E [winchester@calfordseaden.co.uk](mailto:winchester@calfordseaden.co.uk)

**calfordseaden**

[www.calfordseaden.co.uk](http://www.calfordseaden.co.uk)

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