

# COMMERCIAL BUILDING SURVEYING AND MANAGEMENT SERVICES





## ABOUT US

We operate from four strategically aligned offices providing a full UK wide service extending to overseas Clients from areas as far afield as The Falkland Islands, Gibraltar and the Far East.



## WHO WE ARE

We are a leading construction and property consultancy and our range of services cover all aspects of the construction consultancy field of knowledge. This includes project management and project services, building and quantity surveying, architecture and master planning, civil and structural engineering, mechanical and electrical engineering, sustainability and health and safety.

Through our complementary and mutually supportive competencies we can provide our Clients with a truly multi-disciplinary service.

## OUR PEOPLE MAKE THE DIFFERENCE

The Partners and members of staff of calfordseaden are its most important asset as we work in a people driven industry and it is our people that make the difference.

Long-term fostered relationships are often the reason why our Clients choose to work with us, and such relationships have been developed by our Partners and senior members of staff over many years.

Partners remain involved in every project and their guidance not only ensures that Clients receive the standard of service they expect but that our staff continuously benefit from their experience and expertise.



# OUR TEAM

## EXCEPTIONAL COMMERCIAL BUILDING SURVEYING SERVICES

The commercial building surveying expertise within the Practice stems from 1993 when Geoff Clark and Terry Bartholomew joined the firm to develop and expand the services offered by the Practice. Today, we offer the full range of services from our four UK offices.

For further information contact:



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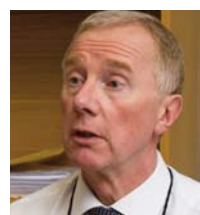
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## OUR TEAM

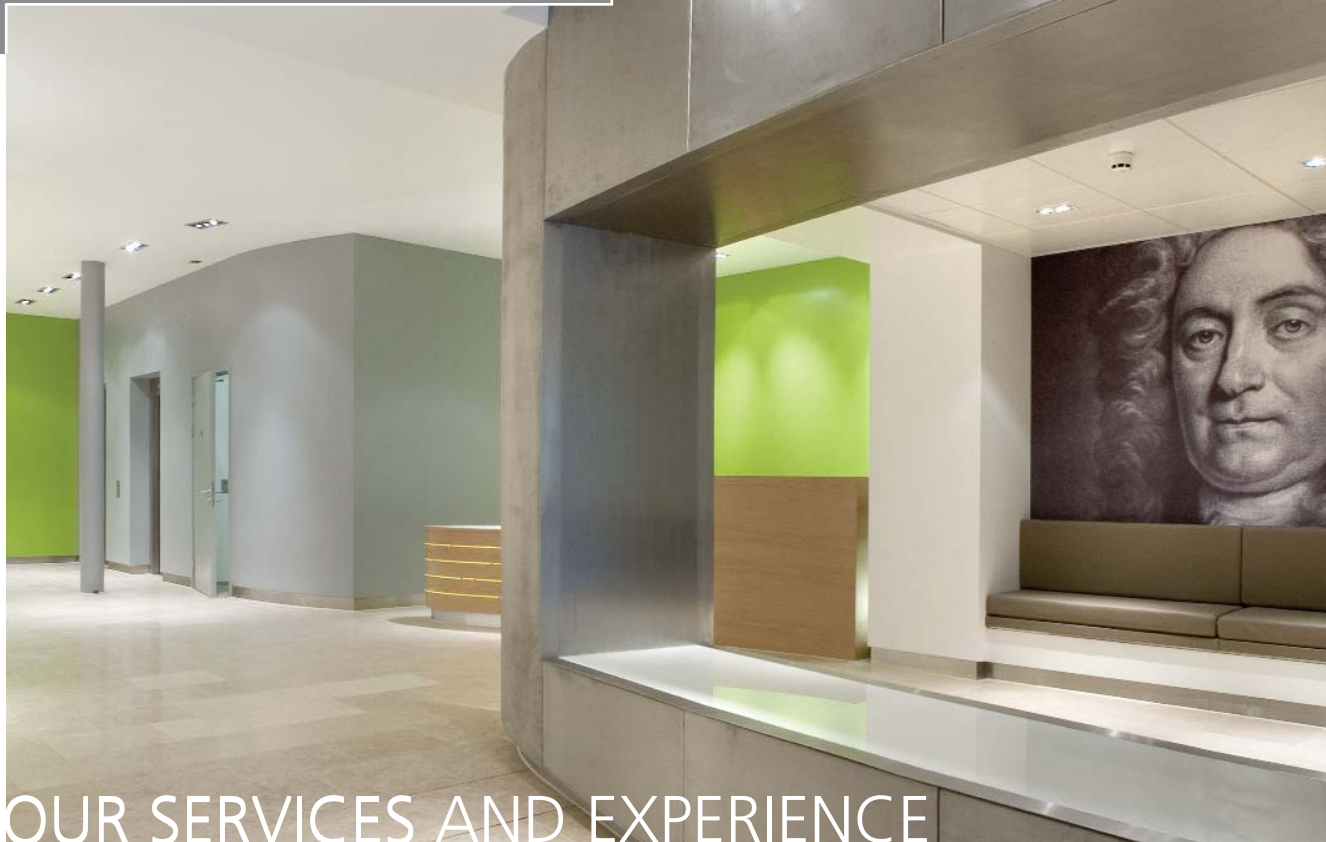
Commercial building surveying services in London are headed by Terry Bartholomew and Richard Grove, both having well over 20 years experience in the building surveying field. Ashley Harper, Stephen Cotterell and Neil Callum lead our teams in Birmingham, Orpington and Winchester respectively. All of our Partners are supported by talented teams of building surveyors with many years of experience in the commercial field.



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## OUR SERVICES AND EXPERIENCE

### ACQUISITION AND DUE DILIGENCE SURVEYS

We are a leading supplier of detailed surveys for potential lenders, purchasers, investors and portfolio property managers with reports tailored to suit the commercial requirements of each particular Client. In addition to providing a detailed assessment of the building's condition, our reports can include advice on matters such as; health and safety, repair costs, lease liability, refurbishment and maintenance, hazardous materials, contamination, energy performance and DDA requirements.

### DILAPIDATIONS

This is an increasingly complex area of Landlord and Tenant Law which brings to the fore our building surveyors' investigative, analytical and negotiation skills.

We have provided extensive dilapidations advice over the years and continue to do so for both Landlords and Tenants. This varies from advice on potential dilapidations liability to the preparation of interim and terminal schedules, exit strategies, assessing claims, negotiations and mediation.

### EXPERT REPORTS

We provide expert witness services including joint expert reports to Courts. Our detailed knowledge and understanding of complex issues allied to our profession mean that we are able to provide clear, unambiguous and impartial advice.

### PLANNED PREVENTATIVE MAINTENANCE

We have developed a bespoke service for the delivery of planned preventative maintenance (PPM) surveys for a number of Clients in both the private and public sector. Our services have ensured that routine maintenance is undertaken to a budget, thus making certain that the asset value of the building is maintained or enhanced.

We have tailored our reports to suit the delivery requirements of particular Clients. This has enabled better informed Business Plans with regards to future capital expenditure.

### DEVELOPMENT AND PROJECT MONITORING

Our skills and expertise in understanding the complexities of project development in terms of developer/funder relationships, method of procurement, cash flow, quality of work etc. mean that we have been successful in undertaking a range of development monitoring services for Clients.



## **REFURBISHMENT, REPAIR, ALTERATION AND DECORATION SCHEMES**

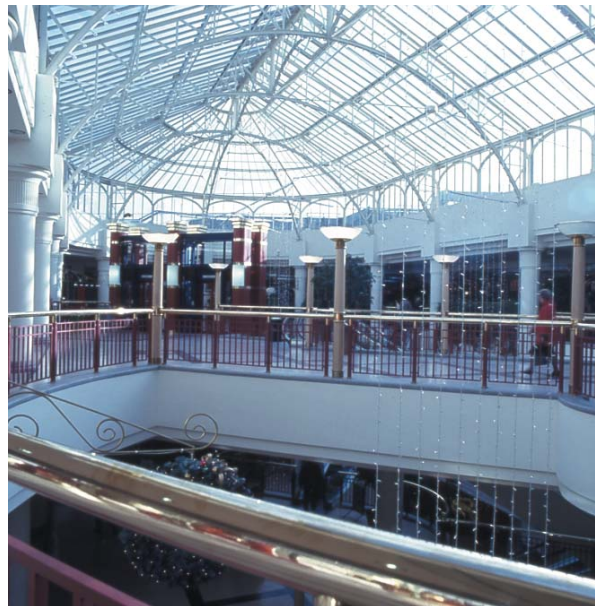
Our building surveyors are experienced in designing, specifying, administering contracts for repair, refurbishment and alteration of existing buildings, extensions, new builds and planned preventative works. We have provided this service to a range of Central London estates and commercial property owners throughout the UK and are able to call upon our in-house architects, quantity surveyors, engineers etc. as may be required in order to ensure that the Client is provided with a multi-disciplinary service.

## **PARTY WALLS AND RIGHTS OF LIGHT**

We provide expert advice in connection with rights to light, sunlight and daylight analysis and Party Wall legislation. This service can extend to general neighbourly liaison, scaffolding licenses, oversailing licenses and the like.

## **PROJECT MANAGEMENT AND CO-ORDINATION SERVICES**

One of the main areas of work in which our building surveyors operate is the management of projects through traditional project management and project co-ordination services, employer's agent and contract administrator services and by undertaking the role of client representative.





## ADDED VALUE

Since the inception of the Practice, calfordseaden has demonstrated the ability to consistently deliver an added valued service and key benefits of our service are:

- Genuine multi-disciplinary Practice approach with experience working in all sectors and the knowledge and comfort of our building surveyors knowing that experienced back-up in the form of M & E engineers, architects, quantity surveyors, structural engineers and CDM co-ordinators is available.
- Maintaining Partner/key staff involvement in all projects undertaken.
- Detailed experience in dealing with phased redevelopment programmes where the issue of decant, disruption to retail business and commercial considerations becomes crucial to the entire development programme.
- Experience of design interpretation and advice to Clients to ensure compliance with statutory and funding body requirements.
- Involvement in numerous intensive projects allowing us to develop expertise and of:
  - Operating safely with the minimum disruption to people in a project involving prolonged major building works.
  - The logistics of balancing construction programmes with the decanting programmes.
  - Working with lessees in occupation.
- Detailed experience of resident lessee and stakeholder consultation, from simple presentations to interested groups, to full planning for real and design development processes incorporating the principles of benefits realisation and benefits management.
- Being proactive in informing Clients and stakeholders of the realisation of benefits at business plan/concept planning stages.
- Proactive problem solving expertise using innovative ideas grounded on experience.
- In depth knowledge of experience of modern construction methods.
- Detailed knowledge of current regulator standards.



## OUR CLIENTS

We have provided our services to a wealth of prestigious clients including:

- Asia House
- Barts & The London Charity
- Berkeley Square Holdings Ltd
- Bestway
- BP Pension Fund
- Cadogan Estates Ltd
- Calyx UK Ltd
- Capita
- easyBus
- easyOffice
- Englander Group
- ERA Technology
- Gloucester Investments Ltd
- GVA Saxon Law Management
- IM Group
- Kodak Pension Fund
- LaSalle Investment Management
- London Borough of Southwark
- London Industrial Fund
- M&Co
- Mainstride Ltd/Quinlan Private
- MDA Searchflow
- Midlands Co-operative Society
- Nike (UK) Ltd
- Nippon Express
- Nordia Bank Finland Plc
- Norwood New Projects Ltd
- Oxford & City Holdings Ltd
- Quinlan Private
- RREEF
- Surrey County Council
- Tesco
- Zurich Financial Services



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PROJECT MANAGEMENT  
ARCHITECTURE & MASTER PLANNING  
CIVIL & STRUCTURAL ENGINEERING  
MECHANICAL & ELECTRICAL ENGINEERING  
SUSTAINABILITY ADVICE  
HEALTH & SAFETY CONSULTANCY

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