



Building Surveying

Our Building Surveyors are involved at all stages of a building's life. At Silver we are able to provide expert Building Surveying advice at all stages of your ownership or occupation. Some of these duties are as follows:

Acquisition

- Condition Surveys
- Building Surveys/Due Diligence
- Schedules of Condition
- Licences to Alter
- Feasibility Studies

Occupation

- Design/Refurbishment
- Contract Administration/Project Management/Employers Agent
- Planned Preventative Maintenance/Asset Management
- Interim Dilapidations (Both Landlord and Tenant)
- Reactive Maintenance surveys
- Building Pathology
- Statutory reviews (Health/Safety/Fire/ Equality Act)
- Energy Performance
- Reinstatement Cost Assessment
- Planning/Building Control Matters
- Heritage and Listed Building Matters
- Party Wall Advice

Disposal

- Terminal Schedules of Dilapidations (Both Landlord and Tenant)
- Reinstatement Management

Condition Surveys

Understanding the condition of a property is fundamental for all property owners in order for them to adequately maintain the building condition and plan future maintenance to keep the property functioning.

People with an interest in the condition of a property may range from an individual with an interest in a single property, owners/investors of property portfolios or occupiers with an interest in maintaining the property in accordance with their lease. All will require a detailed assessment of the property assets condition to inform future spending and investment.

Party Wall Advice

The Party Wall etc Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A Client intending to carry out works to or in the vicinity of a Part Wall or Party Structure as described in the Act should seek specialist advice to mitigate their risk and resolve any disputes that may arise if damage is caused to the neighbour's property.

Dilapidations

Dilapidation surveys focus on liabilities to a building under the terms of a lease and are assessed and costed in accordance with the covenant to repair.

Clients involved in leasehold property of virtually any type, either as landlords or tenants, need to be aware of the need, from time to time, to take specialist Dilapidations advice.

The case law surrounding Dilapidations is substantial and landlords and tenants are advised to consult surveyors experienced in this field, before becoming embroiled in legal procedures which can have huge cost implications for both sides in a dispute.

Procurement and Delivery

Any construction process will benefit from professional input. With detailed knowledge and experience of procurement strategies and standard forms of contract a Chartered Building Surveyor is ideally skilled to act as a Project Manager or Contract Administrator as part of the construction management process, either from inception to completion or only for the contract period.



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Building Pathology

During a property's life defects are likely to occur that are detrimental to the property fabric and its occupants.

Through a process of detailed inspection, remedial solutions can be assessed and proposed to suit client needs. This includes future replacement strategies and sustainable solutions.

Statutory Advice

Whether undertaking remedial works to an existing building or looking at options for purchase, the client will always need advice on the effects that current statutory legislation may have on their proposals.

Our service includes advice on Planning, Listed Building Consent, Building Regulations, Fire Risk, Health and Safety Risk; all significant factors that property owners and occupiers will need to consider.

Silver Home Surveys

The 'Building Survey' or 'Level 3 Survey' in RICS terms replaces what was previously referred to as a 'Full Structural Survey'. This is the most comprehensive form of pre-acquisition survey.

Our Silver Home Surveys service tailors detailed survey reports to incorporate all the requirements bespoke to the property and client concerns, as well as assessing the current condition of the property and providing advice on any future maintenance needs.

We provide a personalised service and advice to enable our clients to enter into the purchasing process fully informed and assured that their property is the right choice from them.

Buying a new build home? We can provide anything from a simple Snagging Inspection to the full Home Demonstration Service to ensure your new home is exactly as you would like it to be.

Contact us:

Should you require any additional information on any of the services we have highlighted and how Silver may assist, please do not hesitate to contact our team on 020 7232 0465 or by email at surveying@silverdcc.com.



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Mathew has had a range of experience managing a number of large refurbishment projects and numerous survey programmes for property portfolios in both the commercial and residential sectors.