

Property Solutions – Building Consultancy

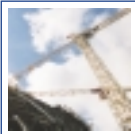


Property Solutions was established in 1992 to provide service charge consultancy services. The principle of this service is to improve the efficiency of the management of multi-let commercial buildings resulting in better value for money.



We advise on technical issues in buildings.

Building Consultancy is an integral part of this service although it has been expanded to meet Client needs and create a co-ordinated business profile.



We manage construction projects to give you peace of mind.

A Co-ordinated Approach

Property Solutions is results and quality driven. We will assist you in defining your objectives which will then be achieved by effective management and co-ordination of inter-active services.

What is Building Consultancy?

Building Consultancy offers a range of complementary services undertaken by experienced Chartered Building Surveyors.

The services available include:

- advice on building and maintenance costs which may form part of a service charge
- assessments of lease and other contractual obligations
- management of construction projects including the fitting-out of tenanted space
- assessment of dilapidations liability and the preparation and negotiation of claims
- defects diagnosis with advice on remedial works and procurement of methods
- acting as experts in construction and building disputes.



We analyse lease terms and building services thoroughly.

What are the Benefits for Landlords

Our building consultancy has a detailed knowledge and understanding of leases and building contracts.



We undertake detailed reviews of costs to save our clients time and money.

We can advise upon the condition of buildings and the cost implications of alternative remedial work options and ensure that we satisfy commercial asset and operational needs.

- analysis of lease terms to ensure compliance with obligations
- accurate assessment of recoverable costs
- preservation of asset values through defects diagnosis and planned preventative maintenance
- effective project management and contract procurement
- maximisation of dilapidation and other contract claims
- preparation of fire insurance valuations.

What are the benefits for Tenants?

We will liaise closely with our clients management and technical support teams to ensure that operational requirements are satisfied within overall occupational cost constraints.

- advice on lease obligations
- review landlords refurbishment and repair proposals and minimise service charge cost recoveries
- project management and design of office refurbishments and alterations
- minimise claims liability for interim and end of term dilapidations.

Our Approach

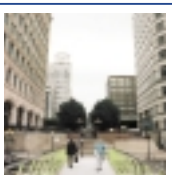
Is to recognise the commercial needs of our clients, and through clear and effective management together with experienced technical support, to ensure those needs are met.

Fees

These are negotiated with each Client to reflect the service that is required.

Fee options include:

- time charges
- fixed fees
- percentage fees
- contingent or performance Fees



We specialise in multi-let commercial buildings.



We also provide:

BUILDING TECHNICAL SERVICES

Technical advice on the design, operation and costs of mechanical & electrical equipment in buildings (eg air conditioning).

SERVICE CHARGE CONSULTANCY

Advice to tenants on service charge cost levels.

SERVICE CHARGE ADMINISTRATION

The review and authorisation of service charge demands.

SERVICE CHARGE RECOVERY

The determination and recovery of service charges from tenants.



Kingston House,
Oaklands Business Park, Armstrong Way, Yate,
South Gloucestershire BS37 5NA
Telephone: 01454 332211 • Facsimile: 01454 332222
email: reception@property-solutions.co.uk
www.property-solutions.co.uk