

# Defect analysis & maintenance



## Pre acquisition surveys

Whether acting for a fund, building owner or occupier in either the public or private sector, Sanderson Weatherall have a wealth of experience.

The extent of the expertise varies from large portfolio instructions spread across the country with input from all offices, to individual properties serviced from a single location.

Our surveys can be tailored to accommodate your specific requirements together with the following:-

- Formulate the initial brief with the client and agree scope of the service to be provided.
- Provide budget estimates if required for remedial work/refurbishment.
- Inspect the property/properties and report providing recommendations and defect analysis.
- Advise on further specialist testing.

Following on from the submission of our report we can also negotiate on your behalf with the vendor in respect of remedial works, financial settlements etc., prior to final completion.



Winners for the sixth consecutive year



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**Planned preventative maintenance:**

Property owners and occupiers often defer expenditure on their buildings for as long as possible, until such time that reactive maintenance works are required. This is often on an emergency basis and results in increased costs. In some cases this can result in a reduction in the value of the property owners assets.

The implementation of a planned maintenance programme on a single building or property portfolio ensures that failures are anticipated and appropriate procedures devised for either their prevention or rectification. By doing so, it is possible to obtain positive control over repairs and maintenance work within a given cycle, therefore allowing forecasting and control of expenditure.

Through our Building Consultancy department, we offer the complete range of services required from inspection of the property and prioritisation of works through to the implementation of a planned maintenance programme. This is particularly important for clients without the necessary expertise in this field.

**Our approach can be tailored to suit the needs of individual clients and their property portfolio, and includes the following:-**

- Discussion with the client of the requirements for a strategic survey and sampling prior to preparing a planned maintenance programme.
- Inspection of the property to determine the extent of repair and maintenance required.
- Preparation of a detailed report identifying repair and maintenance works, priorities, budget costs, forecasts programmes etc.
- Indication of life expectancy of elements where required.
- Implementation of the planned maintenance programme, including specification of works and monitoring to completion.
- Commentary on any material changes to the design or construction.
- Confirmation that the expenditure forecasts are in line with the cost plan.

The implementation of a Planned Preventative Programme on either a single property or large portfolio will save money, help avoid both disruption and loss and potentially expensive claims. This should also fulfil the requirements of The Occupiers Liability Act and reduce the potential for third party claims.