



#### Associated Services:

- Lease & Deed Plans
- Party Wall Matters
- Valuation Services
- Measured Surveys
- Alterations & Refurbishment
- Construction Monitoring

#### Pre-acquisition Surveys

Property is increasingly regarded as a good, long term investment but this can often be threatened by defects undetected at the time of purchase. We recognise the need to minimise these risks as far as possible and our experienced team of building surveyors undertake pre-acquisition surveys on a range of commercial and industrial properties. Where necessary, additional specialist consultancy services can be arranged in conjunction with our surveys.

#### Planned Maintenance

Careful budget control is essential in any business and the object of a Planned Maintenance scheme is to predict when certain repairs may be necessary in order to allow for proper budget control. Such schemes can be as appropriate for individual buildings as for larger property portfolios. Our building surveyors have particular expertise in this area of work.

#### Schedules of Condition

Prospective tenants entering into a new lease agreement should seek to protect their interests by recording the condition of the premises at the commencement of their lease. Without this protection, tenants can be required by the landlord to undertake costly repairs, even though these defects may pre-date their occupation of the premises. A professionally prepared and agreed Schedule of Condition is desirable in many cases and, in addition to drawing up the schedule, we can liaise with legal advisers in order to draft suitable clauses in the lease.

#### Landlord & Tenant

Disputes between landlords and tenants are commonplace and often relate to the state of repair of leasehold premises. Repairs in this context are usually referred to as 'dilapidations'. We have surveyors with expertise in this specialist area of work and in the negotiation of dilapidation claims on behalf of both landlords and tenants.

#### Access for Disabled

Since October 2004, all building owners or occupiers providing a service to the public have been obliged to comply with the provisions of The Disability Discrimination Act. Part of this legal obligation is to consult with professionals with a view to establishing what, if any, alteration works may reasonably be required to their buildings. As every case is considered on its own merits there are no easy answers, but our building surveyors can carry out an access audit and can administer any necessary alteration works to be undertaken.

#### Alterations & Refurbishment

All commercial and industrial buildings will inevitably require modification and/or alteration within their life span in order to accommodate changing requirements of the users. We are able to administer all aspects of alteration or refurbishment works, from the initial design brief through to completion of the building works and approval of final accounts. Alternatively, we can provide the necessary drawings for Building Regulation or Planning Approval as a 'one-off' service.

"Their grasp of our needs together with their friendly approach has proved invaluable over the last few years and we look forward to a continued working relationship in the future." Jo Grant, Aquila Housing





**Wakefields**  
Chartered Building Surveyors

# Property Disputes



## Associated Services:

- Building Surveys
- Specific Defect Surveys
- Measured Surveys
- Construction Monitoring

## Party Wall Matters

Current Party Wall legislation came into effect throughout England and Wales in 1997. Any building owner or occupier proposing to undertake work which may affect a party structure needs to be aware of the implications of The Party Wall Act. Our surveyors are able to guide clients through this process and assist in preparing the necessary notices and awards. Similarly, we are able to advise neighbouring owners who may potentially be affected by such works.

## Boundary Disputes

The increasing number of TV programmes highlighting neighbour disputes has raised public awareness of boundary issues. These cases often require the skill and expertise of a surveyor alongside suitable legal advice. We have a department which specialises in the preparation of detailed site plans using the latest equipment and we also have the necessary experience to analyse the range of factors which may need to be considered, particularly in more complex cases.

## Construction Disputes

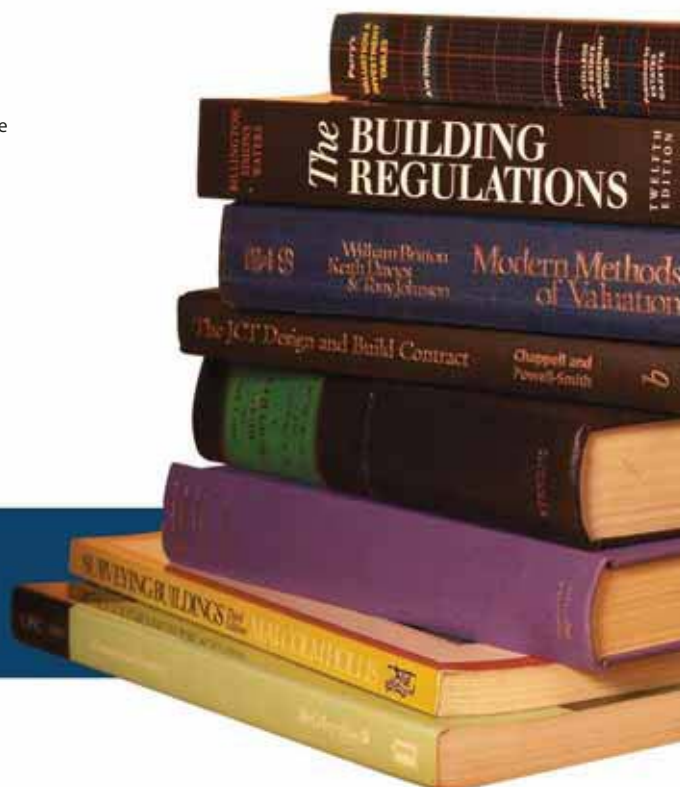
We are able to provide expert advice on construction and other related building disputes. We understand the need for independent advice in accordance with the Civil Procedure rules and this is reflected in our approach to such cases. In addition to the preparation of detailed expert's reports, we can provide preliminary advice to either party in a dispute, who may require an initial assessment of the validity of a claim before legal action is taken.

## Expert Valuation Advice

Many property related disputes, including claims for professional negligence, require an independent and professional opinion of property value. We have particular expertise in valuation and can provide detailed Valuation Reports as an independent service, or within the context of a wider report on a property or construction related dispute.

## Landlord & Tenant

Disputes between landlords and tenants are commonplace and often relate to the state of repair of leasehold premises. Repairs in this context are usually referred to as 'dilapidations'. We have surveyors with expertise in this specialist area of work and in the negotiation of dilapidation claims on behalf of both landlords and tenants.



"Wakefields were professional in their approach and gave clear information with regard to my party wall dispute. I would not hesitate to recommend them." Tony Davies, Cluny Studios

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[www.wakefields-surveyors.co.uk](http://www.wakefields-surveyors.co.uk)



## Planning & Building Regulation Submissions

Drawings can be prepared specifically for planning and building regulation submissions, or in support of a Listed Building Application. In many cases, planning submissions may be required before proceeding to the detailed design stage.

## Alterations & Refurbishment

Our surveyors are experienced in managing all aspects of the adaptation and extension of existing buildings for a variety of purposes, including providing additional residential accommodation, the provision of accommodation for use by disabled persons or changing the use of a particular building. We can also arrange and manage general refurbishment contracts for both private and commercial customers.

## Historic & Listed Buildings

The number of listed buildings and conservation areas in our towns and cities is ever increasing. Many of these protected buildings require more sensitive repair and alteration, which is often outside the expertise of a general building contractor. Our surveyors are experienced in undertaking negotiations with conservation officers, preparing detailed specifications and making Listed Building Applications for the repair, alteration, refurbishment and maintenance of traditional buildings.

### Associated Services:

- Planned Maintenance
- Fire Risk Assessments
- Boundary Disputes
- Building Surveys
- Access Audits

## Measured Surveys

With the aid of the latest digital measuring equipment and experience in surveying existing buildings, we can undertake detailed measured surveys and produce computer generated drawings (CAD) for record purposes or as a basis for proposed alteration works.

## Existing & Proposed Plans

We are able to produce very detailed plans, sections and elevations of existing buildings and proposed alteration works, often in conjunction with overall administration of building contracts.

## Deed & Lease Plans

There is an increasing need for accurate deed and lease plans, as many plans contained within old title documents are inaccurate and unsuitable. We provide an efficient and professional service for preparation of plans suitable for these situations.

## Condition Surveys

We are able to carry out detailed condition surveys, often required when planning to convert old buildings, in order to avoid unforeseen costs within development projects. A condition survey can often be undertaken in conjunction with a full measured survey.



“The lease plans provided by Wakefields more than meet our requirements, the service they provide is always speedy, accurate and friendly.” K Graham, Hathaways Solicitors



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Chartered Building Surveyors

## Residential Property Services



### Associated Services:

- Lease & Deed Plans
- Building Insurance Valuations
- Party Wall Matters
- Alterations & Refurbishment
- Plan Drawing

### Residential Surveys

The rules and processes surrounding buying and selling residential property are currently undergoing significant change. We are committed to respond to such change whilst maintaining a consistently high quality of personal service to our clients.

It is often said that a house purchase is the biggest single financial decision a person may make in their lifetime. Despite this, the majority of purchasers still rely only upon a very limited inspection of a property carried out for a mortgage lender.

We have a wealth of experience within our practice and can provide a full range of residential surveys, inspections and reports. These include full Building Surveys, involving a lengthy examination of a property and a very detailed report setting out repairs in clear order of priority, more concise Homebuyer Surveys, focusing on urgent and significant matters, Valuation Reports and Condition Surveys tailored to a client's particular needs.

Full details of the different types of surveys and reports currently available can be obtained from our website or by contacting any of our surveyors or support staff.

### Specific Defect Surveys

Occasionally, clients require advice on a particular aspect of a building such as an individual crack, dampness or other problem, which may have been observed during maintenance work or raised within a limited survey or mortgage valuation report. We can tailor our service to the particular requirements of our clients and provide specific advice without necessarily having to undertake a full survey of the building.

### Valuation Reports

Expert valuation reports can be provided for many purposes including matrimonial disputes, tax liabilities, probate, estate planning, building disputes and other litigation matters. With our wealth of experience in property valuation we can offer development appraisals and advice about maximising the value of a property with development potential. Valuations for mortgage, compulsory purchase, rent assessment and pension funds are all provided by our experienced surveyors.



"I would like to take this opportunity to thank Wakefields for the prompt, professional and remarkably efficient service. I have no reservations in recommending you." J P Simmons

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