



BLANCHARD

property and construction consultancy

keeping construction in check

There can be no substitute for thorough 'hands on' construction experience and comprehensive understanding of the disciplines required, in order to correctly establish and monitor construction project viability, schedules, budgets and deliverables. That's what we offer, an involvement akin to being an extension of our clients' own project team – a service designed fundamentally to protect our clients' investments and deliver *Best Value* within the professions they have employed.

Professional building surveying and project management services - dedicated to your project.

Surveys

Building Surveys: reports on condition prior to acquisition or to aid disposal.

Dilapidation Surveys: acting on behalf of the Landlord or Tenant, including negotiating settlements and forecasting liabilities.

Schedules of Condition: To identify the condition of property at a specific time.

Project Management

Providing solutions to property and accommodation needs. Acting as Leader of a Design Team to give an integrated single point of service, being responsible for the direct appointment and management of the design team. Alternatively, selecting and leading the professional team on behalf of the Client.

Project, Development and Construction Monitoring

Ensuring that developments or building works are completed as specified for occupation, investment or security.

Employers' Agent

Acting as the Clients Agent under the terms of a turnkey or design and build procurement contract.

Restoration and Refurbishment

Preparing feasibility studies and designing, specifying and administering works to completion.

Service Charge Issues

Advising upon the implications of proposed works in terms of cost recovery and viability for both landlord and tenants.

Measured Surveys

Preparation of drawings.

Planning Supervisor and Clients Agent - CDM Regulations

Acting as Clients Agent and Planning Supervisor. Preparing Health and Safety plans and files in accordance with the requirements of the Construction (Design and Management) Regulation 1994.

Planned and Strategic Maintenance

Inspecting buildings and preparing prioritised schedules of repairs. Advising upon maintenance contracts, procurement and systems implementation.

Party Wall Awards and Rights of Light

Dealing with Party wall, Access to Neighbouring Land Act and Rights of Light issues for developers and neighbours.

Building Insurance and Reinstatement

Estimating the cost of reinstating buildings. Specifying and administering repairs and agreeing settlements with loss adjuster.

Audits

Disability Discrimination Act, Deleterious Materials, Business Continuity.

Residential and 'Vendor Pack' Surveys

Residential surveys have always been a fundamental element in the Building Surveyor's service portfolio. With the imminent introduction of 'Vendor Pack' legislation, Blanchard's have established a dedicated service to respond to this new market demand.

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Blanchard's
- at your service