

ASSET OPTIMISATION SERVICES

PROFESSIONAL / REGULATORY SERVICES

PRE-ACQUISITION AND DUE DILIGENCE SURVEYS

What is the service?

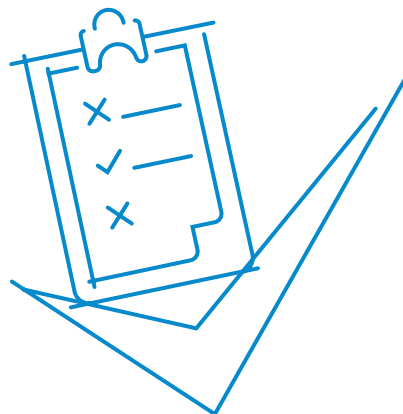
A comprehensive process of extracting important information about the asset through physical surveys, data analysis and document review. Such information would include compliance, condition, required capital expenditure, economic life, health and safety and utility.

Who is this service for?

Any individual or organisation considering purchasing an interest in a property and/or land.

Why is it undertaken?

To provide the purchaser with valuable information which would influence the purchase decision.



CLERK OF WORKS AND QUALITY MONITORING

What is the service?

Provision of a competent independent third-party advisor to protect a Client's interest throughout a construction project.

Who is this service for?

Typically, a clerk of works is employed by the individual, organisation or public entity who owns the project and they act as their representative.

Why is it undertaken?

To provide independent third-party reassurance that the client's interests with regards to the quality and safety of the build are being safeguarded.



BENEFITS

- Identification of risk
- Determination of suitability for intended use
- Identification short, medium and long term expenditure requirement
- Basis for price negotiations
- Basis for potential optimisation of design, performance, sustainability and safety



BENEFITS

- Identification of non-compliance and safety issues
- A dedicated role with a quality bias is introduced to the project which raises the standards
- Assurance that materials and quality of workmanship conform to the client's specification and industry quality standards
- Independent reporting on the control and monitoring of defective works
- Advice provided on alternative options and appropriate defect remedial measures
- Reduction in conflicts and disputes



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DILAPIDATIONS

What is the service?

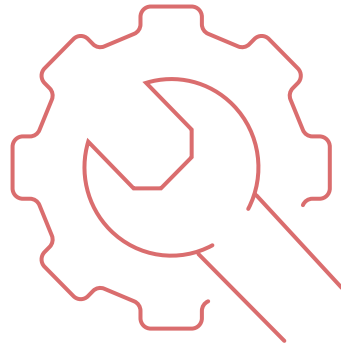
Client representation in identification, recording, pricing and negotiating breaches of lease covenants, required to be remedied at the end of a lease.

Who is this service for?

RLB provide representation for both Landlords and Tenants, across all use classes.

Why is it undertaken?

To ensure that the property is maintained in the physical state it should have been had the Tenant complied with all lease obligations.



HANDOVER AND DEFECT LIABILITY PERIOD (DLP) MANAGEMENT

What is the service?

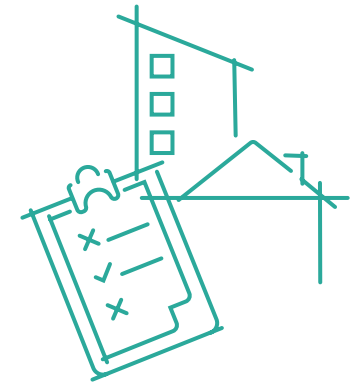
The provision of a dedicated resource to manage the handover and/ or defect liability period process, ensuring that the works have been completed in accordance with the contractual obligations.

Who is this service for?

Owners, developers, property managers and jointly owned property community managers.

Why is it undertaken?

Very often haste and a lack of effective management during the handover process results in acceptance of inferior workmanship and poor quality as-built documentation which have a detrimental effect on the ongoing operation of the asset.



BENEFITS

- Clear and concise advice
- Professional negotiation
- Fully quantified and evaluated dilapidations claim
- Maintenance of the property in a leasable condition
- Reduced vacancy periods



BENEFITS

- Clearly defined handover and DLP process
- Efficient data and knowledge transfer
- Better quality as-built documentation
- Identification and remedy of snags and more significant defects
- Provide the best foundation for the ongoing operation and maintenance



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REINSTATEMENT COST ASSESSMENT (RCA)

What is the service?

Professional evaluation of the costs associated with the demolition and re-construction of a built asset. A major review should be undertaken every three years or when the property undergoes a significant alteration.

Who is this service for?

Any individual, organisation or public entity who owns property or is responsible for procuring property insurance.

Why is it undertaken?

Having an accurate RCA undertaken on your property will ensure that you have the correct level of insurance cover and will not be financially exposed in the event of a disaster.



LIFE CYCLE COSTING

What is the service?

Life cycle costing is the process of quantifying the costs associated with a constructed asset, system or component, over a defined period of analysis.

Who is this service for?

Any individual, organisation or public entity who owns property and any other stakeholder with an interest in long term operation of assets.

Why is it undertaken?

Operating and maintenance costs of assets amount to several times the initial capital cost of assets therefore it is important to factor this in when considering any capital investment.



BENEFITS

- Professional RICS compliant report accepted by insurance providers
- Demonstrates duty of care
- Prevents under insuring
- Prevents over insuring and higher premiums
- Faster claim settlement



BENEFITS

- Enables more informed and better decision making
- Optimisation of the costs of ownership through analysis of capital and operating costs
- Enables accurate budgeting of future expenditure
- Informs future maintenance planning
- Achieves associated green building certification credits for LEED, Estidama & BREEAM



FIRE SAFETY & RISK ASSESSMENTS

What is the service?

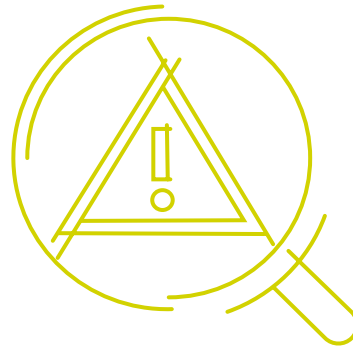
Methodical examination of a physical asset and the operations which occur within it, with the aim of identifying potential fire hazards which could cause harm to building occupants and those situated in close proximity.

Who is this service for?

All owners and operators of built assets.

Why is it undertaken?

To help prevent instances of fire and minimise risk of injury or loss of life in the event a fire does occur.



For more information, download our brochure below:




BENEFITS

- Improve safety
- Demonstrate duty of care
- Prevent instances of fire
- Reduce risk of injury or loss of life
- Ensure good housekeeping practice



Join our professional network

 Rider Levett Bucknall