

MULTI-DISCIPLINED

BUILDING CONSULTANCY

chartered surveyors & property consultants

GeraldEve

Gerald Eve LLP is a leading firm of chartered surveyors and property consultants operating from a network of nine offices across the UK.

Our clients – which include 40 per cent of the FTSE100 – hold some of the largest property portfolios in the country.

We provide advice to ensure that our clients' operational and non-operational properties cost them as little as possible and deliver the maximum return possible.



‘Building bespoke, multi-skilled teams from across the practice makes us extremely client focused, innovative, efficient and ultimately, more effective.’

INTRODUCTION

Gerald Eve has created a ‘new breed’ building consultancy for today’s commercial property occupiers, developers and owners.

We are building tailored, multi-disciplined teams around client needs, drawing on expertise across all sectors, specialisms and offices.

This means you gain:

- a strategic partner who can co-ordinate project and technical issues throughout an entire development or refurbishment lifecycle
- up-to-date, high quality, rounded advice – all team members are RICS or CIOB qualified
- pragmatic technical advice in a commercial context
- as much or as little guidance as you need

Our breadth of business makes us ideally suited to large-scale projects, while our specialist expertise is often called upon for smaller engagements and one-off issues resolution.

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Refurbishment, relocation or new build – we ensure total control of your project from inception to completion.

Our teams ensure that your project is completed on time, within budget and to the required quality standards.

Most projects involve a broad range of specialists – from architects and interior designers to structural engineers, cost consultants and IT experts. We act as a skilled and independent co-ordinator, blending technical and business expertise to reduce risk and conflict.

Specialist areas:

- large, high quality projects
- major new build office and industrial schemes
- relocation
- fast-track procurement
- complex and small-scale projects
- development consultancy and monitoring on behalf of investors, funders and occupiers in the private and public sector

Whether you're an investor, owner-occupier, landlord, tenant or developer, our team can make a difference to almost every aspect of your property portfolio.

All construction and property projects involve complex legal and technical challenges. Our technical advisory teams resolve issues through reasoned negotiation, maximising value and minimising disruption en route. Our services include:

Due diligence:

- acting for tenants and investors
- inspecting and reporting on the condition and quality of property
- co-ordinating investigations into specialist areas such as geo-technical and land contamination matters and materials testing

Dilapidations:

- working for tenants and landlords
- negotiating settlements and dealing with disrepair
- assessing dilapidation liabilities for portfolios, individual properties and all types of commercial property


- drawing upon expertise in case law, building surveying and day-to-day construction costs

Maintenance:

- helping occupiers, landlords and facilities managers maintain and increase asset values through planned maintenance programmes
- preventative maintenance strategies to help stakeholders forecast and budget
- meeting statutory and legal obligations such as health and safety
- reactive maintenance

Neighbourly matters:

- ensuring work proceeds as scheduled by effecting speedy agreement between owners
- ensuring the interested party's rights are protected at all times
- party walls and rights to light advice
- daylight and sunlight guidance



Increased productivity, reduced downtime or simply a smoother move – we combine design skills with commercial acumen to get you there.

Relocation or refurbishment can be one of the most stressful times in an organisation's life. Gerald Eve ensures everything, from early building assessments to the installation of the final filing cabinet, goes according to plan.

Here, our multi-disciplinary approach truly comes into its own. Projects draw upon a rich mix of inter-related specialisms covering issues such as space acquisition and disposal, rent review, property audits, taxation and dilapidation.

Our services:

- brief taking and project team creation
- building appraisals
- CAD space planning
- cost control
- fitting out
- furniture advice
- health and safety guidance
- interior design
- landlord and statutory approvals
- refurbishment
- relocation management
- space audits
- tax efficient design

Meeting your environmental obligations in such a fast-changing political and legislative landscape has never been harder. We're here to help you tackle current and future requirements with confidence.

This team includes leaders from every Gerald Eve discipline, working alongside selected external advisers such as consultants and experts from industry bodies to meet environmental and sustainability requirements for your business.

And as new technology, legislation and regulation emerges, we make sure that you benefit from the very latest advice and guidance.

Gerald Eve provides a dual approach to these services:

- **here and now** – creating savings through energy procurement and efficiency, reducing emissions and meeting existing and planned legislative requirements
- **preparing for the future** – forecasting and analysing issues such as design, tax regimes, planning systems and other areas of new legislation that will impact on your future business

No two instructions are the same; every project requires a different set of skills. At Gerald Eve, you'll always get the best combination of expertise for the job.

We customise every team to suit each client's needs. Our flexible structure, built around property sectors and specialist disciplines, allows us to deploy the right people for the task at exactly the right time.

Within a project management framework, we create full service teams around our clients' property types, such as offices, retail or industrial as well as leisure, utilities, education and specialist.

This tried and tested approach is particularly useful for complex projects which require consultants with sector experience in the following service areas:

Agency – investment and occupational

Development – including detailed analysis of option, feasibility, viability and financial risks

Planning – including strategic planning advice, preparation and submission of planning applications

Property taxation – tax efficient design, capital gains and rating

Structured finance – property advice to support complex transactions, including due diligence on national portfolios

Valuation – including reinstatement cost assessments, loan security valuation, 'red book' valuations and loan monitoring



PROFESSIONALISM

With 330 people, including 80 partners, we have one of the highest partner-client ratios in our sector. It's this hands-on style that our clients prize.

In addition, many of our partners are leaders in their field, holding senior positions in organisations such as RICS, CBI, London First and College of Estate Management.

INTEGRITY

As a partnership, we don't have shareholders putting pressure on us to pursue profits at any cost. This means that we can put principles such as trust, candour and excellence at the heart of our work.



CREATIVITY

The financial independence of our partnership status gives us the freedom to think and act in original ways. It means that our teams have the confidence to create innovative and creative responses to client problems.

FRIENDLINESS

Our culture is one of openness; we believe that friendship, happiness at work and a sense of humour are important. Our clients enjoy working with us, and we are proud that we have developed an environment where our people flourish and are stimulated by their work.

Building consultancy
The team



“Our ability to create teams of building consultants with relevant levels of expertise and experience is at the core of what we do.”

Michael J Robinson
Head of Building Consultancy

PARTNERS

Many of our partners are regarded as being at the top of their profession. We have created a business that supports them in driving and influencing change, responding innovatively to new challenges and complex projects.

ASSOCIATES

Our associates regularly impress clients as being valued professionals in their particular discipline. They bring a confident, commercial approach to the team and contribute imaginative approaches to problem solving.

SURVEYORS

Our surveyors play an important role in ensuring excellent service delivery. The way we organise our teams enables them to build up considerable knowledge about our clients and develop the kind of positive working relationships that underpin every successful instruction.

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