

FOCUS CONSULTANTS “FIGHTING YOUR CORNER”

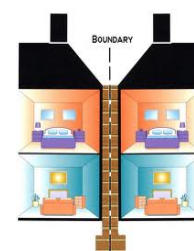
Focus is a firm of established Chartered Surveyors providing cost effective representation to property owners, developers and tenants. We add value to your property portfolio through our multi-disciplinary approach, bringing expertise in a number of different areas and enabling you to benefit from economies through combined purchasing. This is particularly important in the current economic climate. At Focus we pride ourselves on offering robust representation in a diligent and professional manner.



DILAPIDATIONS

Dilapidations refers to breaches of obligations, either express or implied, within a lease relating to:

- Reinstatement of alterations
- Repair
- Decoration
- Breaches of statute
- Other specific requirements and associated costs.



The purpose of a ‘Schedule of Dilapidations’ is to identify any breaches of covenant giving you pertinent and timely information to manage your property asset.

At Focus we will act for Landlords or Tenants offering the following:

- Schedules of Condition – prepared at lease commencement
- Schedules of Dilapidations
- Claims during the term
- Claims at the end of the term



PARTY WALL SURVEYING

The Party Wall Act 1996 applies throughout England and Wales and came into force on 1st July 1997.

Construction work covered by the Act is as follows:

- Building works that are going to be carried out directly to an existing Party Wall or Structure, i.e.; repairing or rebuilding
- New construction at or astride the boundary line between properties
- Excavation within 3 or 6 meters of a neighbouring building(s) or structure(s), depending on the depth of the excavation or proposed foundations.



Focus act for both Building Owners and Adjoining Owners, and provide the following:

- Advice relating to Party Wall matters
- Schedules of condition
- Preparation and issue of Notices under the Act
- Preparation and issue of Party Wall Awards.

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www.focus-consultants.co.uk

EXPERT WITNESS

Focus employ experienced Chartered Surveyors who act as Expert Witnesses in accordance with the RICS Practice Statement and Guidance Note "Surveyors acting as expert witnesses" and The Civil Procedure Rules.

We prepare reports to assist parties in settling their disputes and if necessary for submission to a court, tribunal, arbitrator or any other third party adjudicator. We can act for one party to the dispute or as a Single Joint Expert.

We have Chartered Surveyors who act as experts on building defects, defective building works, JCT contracts, dilapidations, building surveys and much more.



FIRE RISK ASSESSMENTS

The Regulatory Reform (Fire Safety) Order 2005 provides an emphasis on fire prevention in all non-domestic premises and also applies to the common parts of multi-tenanted residential accommodation such as flats.

Under the Reform fire certificates were abolished and ceased to have legal status. Now a 'responsible person' for each premise is required to carry out an assessment of fire risk and take reasonable steps to reduce or remove that risk.

Focus carry out Fire Risk Assessments on individual buildings and entire property portfolio's to assist Clients in complying with their duties under the Regulatory Reform (Fire Safety) Order 2005.

We undertake site surveys identifying fire hazards and any significant risks to building occupants. All findings are recorded with risk evaluated and advice given on actions to be taken. All action items are prioritised with budget costs provided for recommended improvement works.



Contact Focus

For further information on the professional services offered by Focus please contact James Baker or Martin Hodge.



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PROFESSIONAL SERVICES

OUR TEAM: NOTTINGHAM OFFICE



James Baker BSc (Hons) MRICS Tech IOSH

James leads the Professional Services for Focus; he is a Chartered Building Surveyor with over ten years experience.

Over the past few years he has undertaken a number of fire risk assessments on a variety of building types, produced expert witness reports whilst also acting as both a Party Wall Surveyor and Dilapidations Surveyor



Martin Hodge BSc (Hons) MRICS Tech IOSH

Martin is a Partner at Focus and is responsible for managing the Construction and Property Services team.

He has vast experience over a number of years and regularly advises Clients in all areas relating to Professional Services.



Paul Watkin BSc (Hons) MRICS Tech IOSH

Paul is an experienced Chartered Building Surveyor with previous experience over a number of years as a tradesman on building sites.

He is now responsible for managing a number of Clients and acts as a Party Wall Surveyor and has experience producing fire risk assessment on a variety of building types.

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