Building Surveying

Back-to-Basics

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Our Buildings Insurance Policy is due for renewal?

Rapleys Building Surveyors can undertake a Reinstatement Cost Assessment to determine the rebuild value of your property. Accurately calculating the reinstatement cost of your property will ensure that you are not under insured which would mean there is not sufficient cover on the policy in the event of an insurance claim. Also, the property would not be over insured which means paying a higher insurance premium than needed.

Received a Repairs Notice from your Landlord?

Rapleys Building Surveyors can review your lease to advise you on the extent of your repairing liability. We can engage with your Landlord or their building surveyors on your behalf to defend the notice. If necessary, we can specify, obtain competitive quotations and manage any remedial works to comply with the terms of your lease.

You are about to buy a business?

Rapleys Building Surveyors can provide Technical Due Diligence Services to enable you to de-risk the acquisition. We will make you aware of the condition of the property, any associated financial liabilities, breaches of statutory compliance and anything that could impact the ability to trade or occupy the property in the future.

We are nearing the end of our Lease and we have received a Terminal Schedule of Dilapidations, what do we do?

Rapleys Building Surveyors can provide strategic advice to enable you to exit your lease with the least financial exposure. We can engage with the Landlord's building surveyors and defend the Dilapidations claim on your behalf to negotiate settlement. There are a variety of options available, from negotiating a financial settlement to undertaking the works ahead of lease expiry.

Our Tenant's Lease is expiring, what do we do?

Rapleys Building Surveyors can review the terms of your tenant's lease to identify their leasehold liability. Ahead of lease expiry we can prepare a Terminal Schedule of Dilapidations that identifies any wants or repair, reinstatement and redecoration which can be served on the tenant. In normal circumstances the tenant is responsible for paying for the preparation of a Schedule of Dilapidations. There are a variety of options from negotiating a financial settlement with the tenant, supervising works the tenant elects to complete or undertaking the works following the lease expiry and recovering the monies from the tenant.

We are concerned that our Tenant is not keep our building repaired?

Rapleys are experts in Dilapidations. We can review the terms of your tenant's lease to understand their repairing liability and undertake an inspection of the property to identify breaches of the tenant's repairing obligation. We will produce an Interim Schedule of Dilapidations that will identify the necessary works required for the tenant to undertake to bring the building back into repair.

We have water ingress to our building or another building defect?

Rapleys Building Surveyors are skilled in Building Pathology to diagnose all forms of building defects. We are impartial and have no vested interest in selling you repairs like a building contractor. We can arrange competitive quotations and manage repair works on your behalf.

We are taking a lease on a new property?

Rapleys Building Surveyors can review the proposed lease terms and undertake a Leasehold Acquisition Survey to help de-risk the transaction. We can provide a detailed summary of the condition of the building and provide advice regarding the potential dilapidations liability you may accrue under the terms of the lease. We can prepare a Schedule of Condition that accurately records the condition of the building to help limit your repairing, redecoration and reinstatement liabilities. This means that you do not need to keep the property in any better condition than recorded in the Schedule of Condition.

Why do I need a Planned Preventative Maintenance Plan?

A Planned Preventative Maintenance (PPM) plan is essential to proactively manage buildings before elemental failures occurs. It reduces costly emergency repairs, extends asset lifespan and ensures safety compliance. This strategic approach transforms reactive, expensive fixes into manageable, scheduled tasks.

Rapleys Building Surveyors can prepare a tailored Planned Preventative Maintenance Plan for your building to effectively manage and schedule maintenance.

What does the term "Higher Risk Building" mean?

The Building Safety Act 2022 defines a Higher Risk Building (HRB), as a building at least 18 meters tall or with seven or more storeys containing at least two residential units, hospitals or care homes. HRB's require stricter management, higher construction standards and registration with the Building Safety Regulator.

Rapleys have experts to provide guidance and advice on the Building Safety Act and HRB's to ensure you comply with current Legislation.

What are the CDM Regulations?

The Construction (Design and Management) Regulations 2015 are the primary legal regulations for managing health, safety and welfare of construction projects in the United Kingdom. The legislation applies to all construction work whether that is refurbishment, new build, or demolition. The legislation aims to ensure safe planning, co-operation and risk management at all stages of a construction project.

What are transfer slabs?

A transfer slab is a floor arrangement where a column sits on top of a slab but does not have a supporting column directly beneath it. Transfer slabs pose a risk of partial or sudden collapse due to "punching shear", where a column punches through the slab due to inadequate design or high loads.

Rapleys have experts that can review the design information and as-built drawings to provide confirmation if a transfer slab is present. If the information cannot be provided, we can undertake a survey to provide confirmation. If necessary, we can engage structural engineers to provide further information to provide confirmation of the structural integrity.

What are deleterious materials?

Deleterious materials are substances that are used in the construction of a building that are hazards to the environment, structural integrity, or safety. Common examples include asbestos, wood wool and other insulating materials and high alumina cement. The use of these materials is often outlawed or prohibited from use within Building Contracts.

What is an invasive plant species?

An invasive plant species is non-native to the United Kingdom that causes significant ecological or economic harm by dominating habitats, reducing biodiversity and threatening native species. Examples include Japanese Knotweed, Himalayan balsam and Giant Hogweed.

What is the Building Safety Act?

The Building Safety Act 2022 is a UK law introduced to strengthen safety regulations for high rise buildings that include elements of residential accommodation. The Building Safety Regulator introduces a strict "golden thread" information requirement under this legislation.

What is a Principal Designer?

There are two forms of Principal Designer, one under CDM 2015 and another under the Building Safety Act.

Principal Designers (CDM 2015) are appointed by the client to plan, manage and co-ordinate health and safety during the pre-construction phase. They eliminate risk and manage safety information ensure designers co-operate and that a Health and Safety File is prepared.

Principal Designers (Building Regulations – BSA 2023) ensure that the project design work complies with Building Regulations.

When do I need a Principal Designer?

A Principal Designer (CDM 2015) is required whenever a construction project involves or is likely to involve more than one contractor. Appointment is required as the earliest stage possible, typically during the conceptual / planning stage.

A Principal Designer Building Regulations – BSA 2023) is required for all construction projects.

Rapleys Health and Safety Services Team can act on your behalf for both roles.

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