

PROJECT MANAGEMENT



This service is designed to support clients through the repair, renovation and alteration of their homes.

This would normally include:



- Initial on-site visits to discuss and fully understand the client's needs
- Planning and agreeing the scope of the project and responsibilities
- Preparing plans and submitting to the relevant Local Authority
- Preparing a detailed specification for tendering purposes
- Meeting contractors on site to discuss the specification
- Receiving and analysing tenders with a view to recommending contractors
- Appointing contractors on the client's behalf
- Monitoring the work being done and liaising with the contractor and providing progress reports to the client
- Performing periodic (usually weekly) site inspections and dealing with matters arising
- Certifying that work has been completed to the agreed milestones and to the required standard prior to recommending contractor payments
- Agreeing any variations to the scope of works with the client and contractors prior to work being undertaken
- Performing a final inspection and liaising with the local authority planning and building control departments.

Project
Management
is tailored
to your
requirement

Project Management Fees

Our fees will usually be based on the completion of the various elements of the project and the basis on which we charge will be agreed in advance.

PROJECT MANAGEMENT

We offer a Project Management service to clients intending to renovate, extend or significantly alter their property. Such works are often more complicated than they first appear and sometimes clients do not have the expertise or time to manage their own project.



By employing an expert surveyor, clients can make sure that the overall costs of the project are controlled, the contractors' fees are reasonable and the work is completed to the highest standard. It will also reduce the likelihood of unforeseen costs, which can be significant. The overall effect is a more efficient project which is less stressful to the client.



Experience

We are experienced project managers dealing with a range of contracts from adding conservatories and loft conversions to complete restoration of Grade II Listed houses.

We are also fortunate to live in an area with a wide range of properties from Tudor, Regency, Victorian and Edwardian, through to modern day and including lime mortared, thatched, timber framed and Listed houses. Dealing with such a wide variety of properties has enhanced our experience to the benefit of our clients.



Contractors

Over the years we have developed an extensive list of specialists such as stonemasons, thatch roofers, lead and metal workers, skilled lime plasterers, electricians, plumbers and decorators. We have contacts with contractors both large and small and can match the appropriate tradesmen to the scope of the contract. The contractors also see the benefit of clear instructions from experts who understand the timescales and technical issues involved.



Drawings, Planning, Building Regulations and Listed Building Consent

We can work with existing drawings, produce our own for you using our CAD systems or recommend architects if required. Our plans are suitable for Planning Applications and more detailed plans can be drawn up for Building Regulations purposes.

We are also able to seek planning permission and Listed Buildings Consent and liaise with the Local Authority planning, building control and conservation officers.

