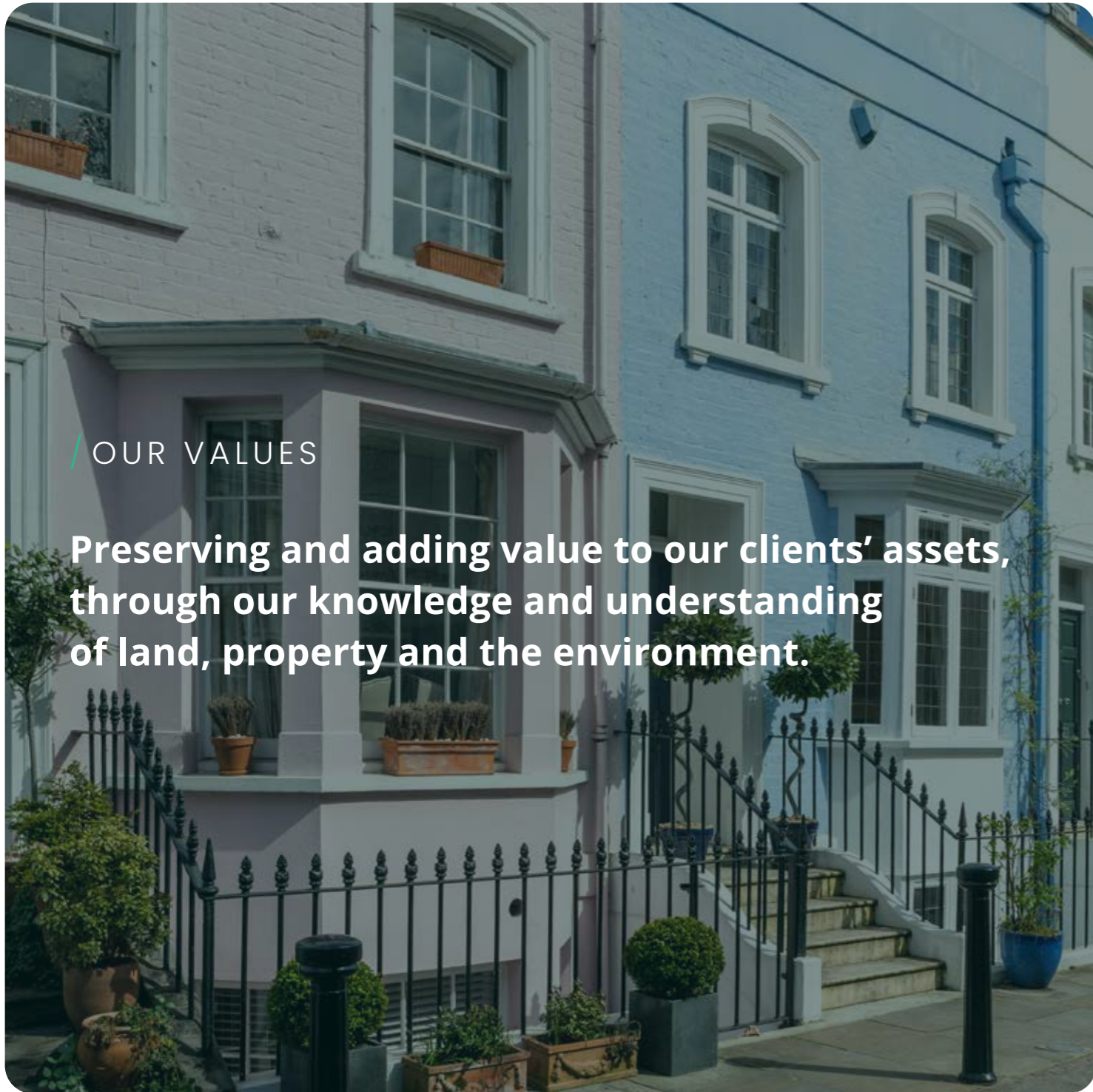


CARDOE MARTIN



/ INNOVATIVE PROPERTY CONSULTANCY
WITH TRADITIONAL VALUES

CHARTERED BUILDING SURVEYORS



/ OUR VALUES

Preserving and adding value to our clients' assets, through our knowledge and understanding of land, property and the environment.

ABOUT US

Cardoe Martin are a forward-thinking chartered building surveying consultancy with an excellent reputation within the property industry.

Established in 2001, we offer professional consultancy services to both the residential and commercial sectors. From our main office in London, and regional offices in Croydon and Sheffield, we are ideally placed to maintain a nationwide delivery of specialist practices ensuring continuity in all projects undertaken by us. This is of particular interest to our corporate clients with multiple investment sites.

At the heart of the company ethos are our core values of integrity and excellent service.

We take time to listen to the individual needs of our clients, to deliver as professional and bespoke a service as possible whilst ensuring that we work efficiently to budgets and time frames.

SERVICES

Cardoe Martin can support your company or property, by offering the following services:

RESIDENTIAL AND COMMERCIAL BUILDING SURVEYS

Undertaking a commercial or residential building survey is advisable for any individual or company prior to the purchase or lease of a property. It will highlight possible issues and prevent costly disagreements at a later stage. As a result our clients have been able to understand the risks involved with purchases and negotiate with vendors or landlords to maximise value utilising our expert advice.

DILAPIDATIONS ADVICE

We have worked with many clients both landlord and tenant, advising and helping to assess and prepare claims for dilapidations. We also negotiate to reach fair settlement for dilapidations liabilities arising at the end of a lease. In many instances we have been able to achieve significant savings for tenants as well as securing funds to cover refurbishment works and fees for landlords.

BUILDING REINSTATEMENT COST ASSESSMENTS

A BRCA provides an accurate assessment of the cost to rebuild a property following a total loss, as a result of an insured peril. It is usually a requirement of insurers / underwriters that a professional assessment of the rebuilding cost be provided, and Cardoe Martin are experienced in providing this for commercial and residential clients.

DEFECT AND REPAIR DIAGNOSIS

Early detection and identification of building defects can prove invaluable in reducing costs and minimising repair processes. Using our in-depth knowledge and experience we can employ specialist investigation equipment and methods to pinpoint defects and recommend options to address issues.

CONTRACT ADMINISTRATION OF BUILDING WORKS

We specialise in managing building refurbishment, repairs and maintenance for both commercial and residential buildings. We also have experience of working with a wide range of buildings from modern new build to listed and historical buildings which require dedicated specialist materials and knowledge.



CONSTRUCTION HEALTH AND SAFETY ADVICE

All building work is regulated by the 2015 Construction, Design and Management Act.

This requires a dedicated Principal Designer to discharge the legal requirements applicable to building works projects. We have provided this service for our commercial and residential clients for internal and external refurbishment, roofing and repair and maintenance projects.

PLANNED BUILDING MAINTENANCE PROGRAMMES

Utilising our expertise, we are able to advise commercial and residential freeholders on planning for cyclical maintenance to comply with obligations under their lease. With a typical plan duration of between 5-20 years, scheduling the frequency of required works and setting budgets is vital for the long term strategic maintenance of your property.

LICENCE FOR ALTERATIONS

We advise both landlords and tenants when the lessee, or tenant, requests permission to make alterations to the building which are not permitted under their lease. Cardoe Martin can provide a technical assessment on the proposals and advise on any conditions which should be appended to the landlord's legal permission for a tenant.

DEVELOPMENT MONITORING

We advise Pension Funds and investment groups on the viability of new build and refurbishment projects, advise lenders and investors throughout the course of a project on progress, risk and budget, and ensure all necessary documentation is in place prior to completion.

SCHEDULES OF CONDITION

Vital to rental agreements, we can prepare a schedule of condition specifying both tenant and landlord liability. It is also used as evidence of a property's condition when proposed works may cause damage.

EXPERT WITNESS

In accordance with Civil Procedure Rules we prepare expert reports for court cases. These range from building defects, poor workmanship, disrepair matters and other property disputes.

PARTY WALLS

We act as Party Wall Surveyors on behalf of building owners, adjoining owners and as an 'Agreed' Surveyor in residential and commercial instances.



WHY USE US?

Whether from the point of concept or coming on board later in an advisory capacity we have built our reputation by putting clients first and ensuring the delivery of up-to-date innovative processes whilst still remaining loyal to our traditional values.

Our team are vital to maintaining the high standards of professionalism and expertise that current clients expect of us and always ensure that we keep on top of industry developments, individual qualifications, technological innovations and the implementation of any new legislation.

We offer expert advice on a variety of specialised services and strive at all times to maintain the ultimate level of professionalism and dedication to your project. From concept, through to delivery, we ensure that our clients and their properties receive the highest standards of care at all times.



AS A CARDOE MARTIN CLIENT YOU CAN BE ASSURED:

- We are a RICS accredited firm and our senior staff and management are qualified RICS Chartered Surveyors
- Delivery of all projects with the minimum amount of disruption to property, occupiers and any commercial operations
- Extensive expert knowledge working with a wide range of properties: From industrial warehouses, retail and shopping centres, commercial offices, educational institutions, residential and student accommodation to residential houses, blocks of flats and both listed and historic buildings
- As an ISO 9001 accredited company, high quality and consistent service is guaranteed.



CONTACT US

ONLINE

To discuss your specific enquiry in more detail:

Please complete our online contact form at cardoemartin.co.uk/contact

Alternatively please contact our main office by email enquiries@cardoemartin.co.uk

Get in touch with our team in Sheffield sheffield@cardoemartin.co.uk

PHONE

Office hours 9am to 5pm Monday to Friday [020 7563 8900](tel:02075638900)

OFFICE ADDRESSES

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SHEFFIELD

Aizlewood Business Centre
Aizlewood's Mill
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Sheffield S3 8GG

/ OUR ETHOS

Excellence in service is key to our company ethos and has enabled us to build strong relationships with both our clients and specialist contractors and agencies.

The team at Cardoe Martin look forward to hearing from you and working together soon.



CARDOE MARTIN

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