

Over the last seven years Stiles Harold Williams Building Consultancy Division has developed and established a specialist building surveying team to advise upon and implement the structured, controlled and planned repair maintenance improvement for a growing number of residential Mansion Blocks, predominately site in Central London. We act on behalf of a number of Freehold and Management Companies, Residents Associations, and work very closely with our in-house Residential Property Management Department based in our London office.

Our starting point is to survey the block and thereafter prepare a ten year rolling maintenance and repair programme detailing the various categories of expenditure, whether internal or external, or related to fabric, structure, or common, mechanical or electrical services. Preparations of the programme plans includes consideration of urgent issues, usually carried out in the first year, and predominately geared to compliance with statute, health and safety, maintaining services or water penetration problems.

Thereafter routine or cyclical maintenance is factored including internal or external redecoration, or plant or service renewal where services are nearing the end of their serviceable life. Finally long term improvements i.e. roof renewal or new developments are considered.

The maintenance plan includes not only details of planned expenditure, but also includes consideration to current and future level of Reserve Fund throughout the life of the plan, and in all cases is aimed at balancing the restoration of sizeable run down residential blocks with year reduction in Reserve Fund contributions. We are closely involved in the strategic discussions and thought given to levels of reserve fund and work closely with not only our own Management Department but with Management Boards on many blocks consideration and assist in the presentation of schemes to lessees in conjunction with the Management Board.



Summarised services

- Preparation of ten year maintenance programmes.
- Specification and administration of repairs and improvements to common parts, fabric, structure and services.
- Project Management of third party or specialist consultants including structural, mechanical and electrical, environmental consultants.
- Planning Listed Building and Building Control advice.
- Development monitoring.
- Landlord approvals for lessees' alterations.
- CDM / Planning Supervisor.
- Cost control and Reserve Fund advice.
- Defect analysis.
- Inspection and preparation of survey and management reports in relation to asbestos compliance.

The plan is considered a “living” document and is under continual review in conjunction with Management Boards.

A comprehensive and specialist knowledge of buildings of this type has enabled the repair, restoration and improvement of many mansion blocks within a long term framework of close control of expenditure, and overall reductions in annual reserve fund contributions whilst returning many blocks to a high standard.

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