



LONDON  
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Building & Project Consultants

## SCHEDULES OF CONDITION

### PROCUREMENT

The Client procured 3 quotes for the surveys. WHP were instructed based on our cost effective fee proposal and time delivery. WHP submitted an example report template for adaptation prior to instruction.

### BRIEF

We have worked closely with the Residential Developer to provide a detailed schedule of steel work connections and defects for a 10 storey apartment block for tendering purposes.

### CLIENT'S REQUIREMENTS

The main objective was to investigate every steelwork connection in the 10 Storey residential building shell and identify the type of connection and any associated defects. Originally the steelwork erector and supplier had gone in to liquidation; therefore the client was not sure as to what had been previously installed and whether this was satisfactory to be able to re-start the development.

### WHP'S APPROACH

WHP systematically detailed and logged all steel connections, grid lines and defects. We then developed a bespoke excel document to log and record in an easy to read format which could be cross referenced to the existing steel drawings.



Project	Steel Connection Condition Survey
Location	Saxton Gardens, Leeds
Client	Urban Splash
Value	Circa £4,000 per Survey & Report.
Date	October 2009
Duration	3 Weeks



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### CLIENTS RESPONSE

The Client was impressed with WHP's commitment and flexibility in undertaking the survey at short notice. WHP worked in freezing conditions harnessed to a 10 storey open shell building inspecting every steel connection. The document that was produced was both accurate and ideally suited for use in tendering for the remedial works.



### PROJECT EXECUTION PLAN

- Ascertain Clients Brief & agree timescales
- Provide Fixed fee & agree in writing
- Provide insurance details & confirm satisfactory
- Set up a job file under ISO & confirm all contact details & access requirements
- Confirm Written communications & security passes
- Confirm meeting dates & times & frequency
- Tenant liaison
- Agree report format & change / cost controls where applicable
- Submit point of contact & surveyor details
- Log and check all PPE & equipment & log as per ISO requirements
- Include full induction on site & also harness training to all staff due to the exposed nature of the site
- Carry out site risk assessment inc. public safety
- Provide 3 surveyors due to time scales
- Carry out survey
- Provide verbal results to client from survey
- Provide report to client
- Meet with client & advisors to review documentation
- Signing off documentations with Landlords & third parties
- Provide ongoing advice & support
- Close job under ISO and archive accordingly

### CLIENTS ADDED VALUE

WHP provided a cost effective survey and met the Clients demands in terms of timescales and information/documentation. WHP's report was clear and concise and worked in exposed harsh conditions to ensure timescales were met and to the clients satisfaction. The client benefitted from WHP's flexibility and cost effective survey within a short timescale to enable the tender document to be produced. This ultimately meant no delay was incurred which would have incurred more Client cost and jeopardised the funding agreement.

### CLIENT CONTACT DETAILS

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