

AG™

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ANDERTON  
PROJECT+BUILDING  
GABLES  
CONSULTANCY

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+

Project + Development Consultancy  
Commercial Building Surveying

[andertongables.co.uk](http://andertongables.co.uk)





We are a multi-disciplinary Property and Construction Consultancy providing commercially aware, technical advice to a wide range of market sectors.

We believe that buildings should be assets and not liabilities and provide advice over a buildings life cycle – from acquisition or construction to refurbishment and redevelopment.



Our professional staff have backgrounds working for large multi-national consultancies and also smaller regional practices, so we understand the motivations of a wide range of client types.

Our clients include national corporate companies, high street retailers, housing providers, investment funds, national leisure chains, the public sector, education authorities, healthcare providers, developers and private occupiers.



**Project +  
Development  
Consultancy**

Construction projects are becoming ever more complex due to a raft of legislation, from Construction Health and Safety to Waste Management. A tough financial climate has led to lenders taking a far more active interest in ensuring that funded projects are diligently set up and overseen.

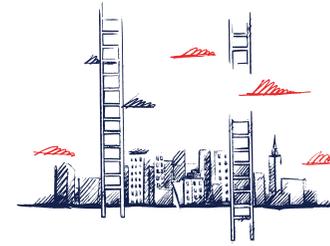
There are a host of periphery considerations around development which if overlooked, can lead to delay and expense. Early professional advice is key to ensure construction projects set off on the right foot and are completed as planned.



**“We understand the inherent risks of commercial building development.**

**We are the ideal partner to help you assess the feasibility of a proposed project and provide a structured framework that protects all parties.**

**We offer a full range of Project + Development Consultancy Services that can be tailored to suit the size of your project.”**



**We pursue growth.**

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We are committed to growth and believe the growth of our team members will drive company growth. We aim to recruit and develop quality professionals and to provide a progressive, varied, happy and engaging environment. We constantly review our market place to identify where we can assist existing and potential clients.



**We are a team.**

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We are a unique team of individuals; we care about each other; we support each other in reaching our common goals and we recognise and celebrate success together.



**We have fun.**

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We believe fun does not stand in the way of professionalism – we are at our best when enjoying what we do.



**We go the extra mile.**

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We are dedicated to providing a service which exceeds expectations. When things get tough we try harder.

## PROJECT DELIVERY

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Anderton Gables provide Project Management services designed to minimise risk, maximise value, guarantee quality and ensure projects are completed on time and on budget.

## BUILDING REPAIR + REFURBISHMENT

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Repair and refurbishment of buildings is what Building Surveyors are all about, as it requires an understanding of how buildings work and how they should be repaired.

## EMPLOYERS AGENT

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The Employers Agent role is a service provided to clients who wish to construct new, generally uncomplicated buildings and want the security of knowing a fixed cost via a Design and Build Contract.

## PRINCIPAL DESIGNER + CDM ADVISOR

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The Construction (Design and Management) Regulations 2015 were introduced to help integrate health, safety and welfare into the management of a construction project and to encourage those involved to work together as an integrated team.

## COST CONSULTANCY

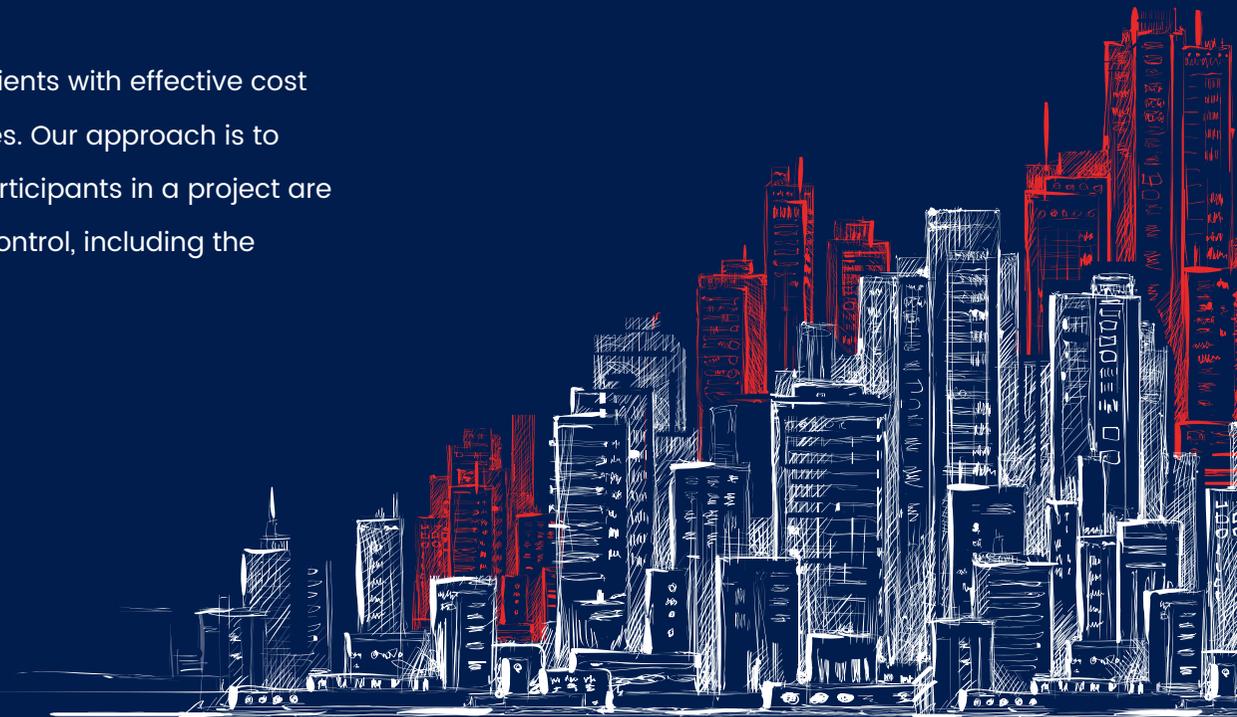
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We provide our clients with effective cost control procedures. Our approach is to ensure that all participants in a project are involved in cost control, including the clients.

## DEVELOPMENT MONITORING

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Development Monitoring is generally undertaken on behalf of funders, owners and potential occupiers of property – giving a voice to those who, under the common forms of a Building Contract, often have no channel through which to raise their concerns over issues concerning specification compliance, quality, cost and programming of a development.



## FEASIBILITY STUDIES

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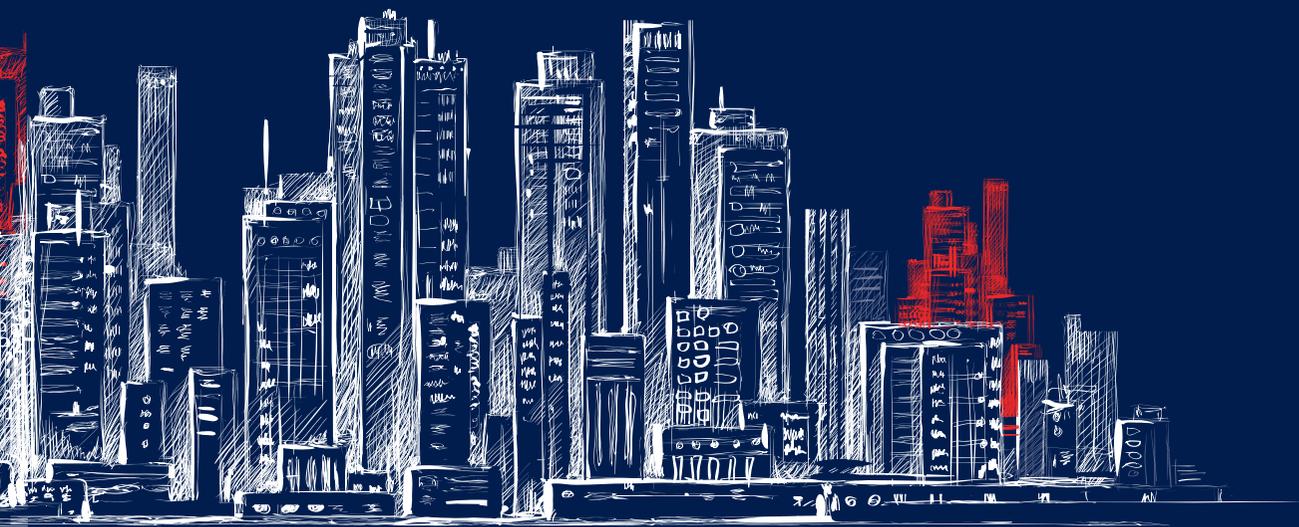
Feasibility Studies usually happen at the starting point of the project, when the client/designer relationship is established; it gives a chance to view the site with fresh eyes and to carry out an initial assessment of the sites opportunity for development.



“AG have been providing us with dilapidation's advice for over 3 years. The advice is always professional and has assisted in making significant cost savings against budget. All of the team are friendly, approachable and always act with the client's best interests. I would have no hesitation in recommending them to others.”



“MAG Property have been engaged with AG for the past twelve months as a delivery partner for discharging our capital works and also providing general building surveying advice across our significant property portfolio. They have provided a full turn key support on numerous projects from initial briefing and scoping, tender preparation and evaluation, CDM support and finally delivery. They have a great balance of skills and expertise across both the Manchester and Preston offices. We find they always have a friendly “can do attitude” and the overall support has been first class this also coupled with a common sense approach to fee structure and value for money. I wouldn't have any hesitate in recommended them to others.”



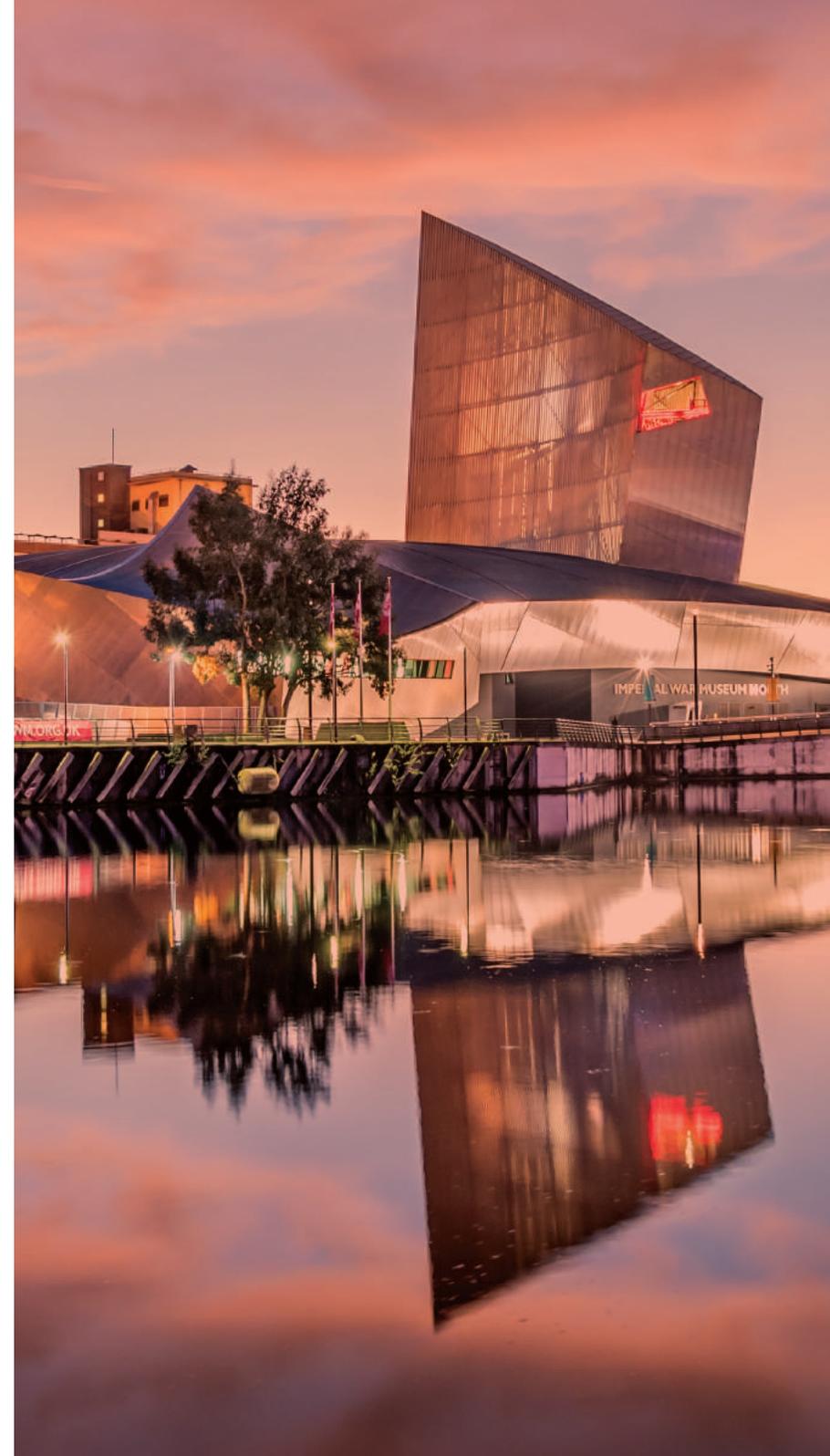


## Commercial Building Surveying

Anderton Gables work with clients to deliver cost efficient and effective strategic property solutions, deploying our wealth of experience, valuable external perspective and innovative approach. We provide investors, owners and occupiers with expert technical advice throughout the property or investment life cycle.

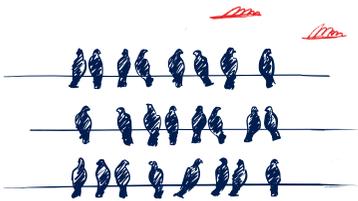
Our experience and expertise informs our client's decision making processes, reducing risk and increasing their return on investment. Building Surveying is a profession that emerged in the 1970's from technically minded general practitioners adapting their skills and knowledge to meet a changing market.

Less than 8% of the Royal Institution of Chartered Surveyors (RICS) members are Chartered Building Surveyors – at the core of a Building Surveyors service is the ability to understand buildings and the mechanics of their failure. This understanding has led to Building Surveyors being in high demand to advise property investors, occupiers and developers.



**“We understand the challenges involved in the purchase, lease and vacation of commercial buildings.**

**We are the ideal partner to help you maximise the value of your property, minimise liabilities and ensure prospective projects are sustainable and fit for purpose.”**



**We are great communicators.**

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We recognise that the ability to communicate well is a key factor in business, from establishing and challenging the required result to reviewing our performance at completion. We communicate internally and externally - clearly and promptly.



**We build relationships.**

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We think of clients as more than clients. We identify with the person and how they like to do business, addressing their individual concerns and achieving their goals. We identify that we will grow by developing new relationships and don't take existing relationships for granted.



**We choose positivity.**

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We are optimists who know that a positive approach is contagious and that problems are challenges to overcome and to learn from. We don't moan - we 'can do' and are dogged in looking for creative solutions.

## **DILAPIDATIONS**

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Anderton Gables are a leading practice in Dilapidations advice and achieve their clients objectives whether they are a tenant or landlord. We act for some of the UK's largest commercial occupiers, property companies and funds. We have a growing reputation for providing commercial aware advice.

## **SCHEDULE OF CONDITION**

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A Schedule of Condition is useful in many situations but is particularly important to commercial tenants with repairing liabilities.

## **PRE-LEASE BUILDING ASSESSMENT**

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Understanding the liabilities over the term of a lease is often overlooked by potential tenants, whereas it is common for purchasers to instruct a detailed survey.

## **STRATEGIC ADVICE / EXIT STRATEGIES**

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A tough economic climate has led to much shorter lease terms and also the common inclusion of 'break clauses' within leases, such as allowing the lease to be brought to an end early – often only if certain criteria are met.

## **NEIGHBOURLY MATTERS**

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Advice is needed in the resolution of disputes (or identification and avoidance of potential disputes) between the owners/occupiers of neighbouring properties.

## **BUILDING SURVEYS**

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Prior to acquisition, whether by purchase or lease, fully understanding the true condition of a building and the associated liabilities is of the greatest importance.

## **TECHNICAL DUE DILIGENCE**

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Technical Due Diligence combines research, analysis and information gathering about the physical characteristics of the property.

## **RIGHTS OF LIGHT**

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Technical in terms of both legal and physical means, Rights of Light can hinder or even prevent developments, and lead to large financial sums being paid to neighbouring owners. Potential Rights of Light issues should ideally be assessed at the earliest stage of a development project.



## **PARTY WALL MATTERS**

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The Party Wall etc. Act 1996 is a complex piece of legislation that places rights and duties on neighbours on both sides of a boundary where works on or close to the boundary are proposed.

## **EXPERT WITNESS SERVICES**

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The services of an Expert Witness are required to provide statements of facts and opinions impartially on matters of dispute.

## **BUILDING REINSTATEMENT COST ASSESSMENTS**

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Building Reinstatement Cost Assessments are required in order to assess the cost of re-building a property in the event of total destruction, usually a requirement of your buildings insurance.

## **LICENCES FOR ALTERATIONS**

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Premises often need some alterations or adaptations to meet the requirements of individual tenants, usually only unsubstantial changes are permitted under the terms of the lease without the landlords approval – by way of agreeing a Licence for Alterations.

“As ever, an exceptional experience providing professional tangible and most importantly, technically accessible advice; the proactive advice has again allowed us to push forward in an educated state”



“I have used Anderton Gables on a number of different building surveying projects, they have always provided me with a first class service in terms of technical know how and cost effectiveness. I can't recommend them enough.”





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