



## Why choose GJS Dillon?

The Building & Project Consultancy is led by Rob Cant, a Building Surveyor with extensive experience within the property and construction sector. The team has been involved in a variety of building survey projects in Worcestershire and the wider West Midlands area and they have developed something of an expertise for carrying out commercial building surveys, schedules of condition and dilapidations surveys.

### Offering the right survey

We have a number of different options including building surveys, pre-purchase surveys and defect analysis reports.

### Value for money

We offer competitive rates and offer great value for money. Can you afford not to have a building survey?

### Efficiency

When time is a constraint we strive to provide quick turnaround times.

### Clarity

We endeavour to produce reports that are clear, concise and straightforward.

### Contactable

Communication is important, we are on hand to answer any of your

questions at any time, whilst also keeping you up-to-date of progress.

### Fully Regulated

The firm is fully regulated by the Royal Institution of Chartered Surveyors.

### Location

We have three strategically placed offices - our Head Office in Droitwich with satellite offices in Bromsgrove and Worcester providing easy access across the region.

### Ethos

The underlying ethos of GJS Dillon is to provide invaluable local knowledge and property expertise, together with an uncompromising personal service. We feel that nobody knows the regional property market better than we do.

## Work undertaken

- ▶ Building Regulations
- ▶ Project Management
- ▶ Development Monitoring
- ▶ Refurbishment
- ▶ Schedules of Condition
- ▶ Dilapidations
- ▶ Repairs & Maintenance
- ▶ Detailed Building Surveys
- ▶ Defect Investigation
- ▶ Reinstatement Cost Assessment for Insurance Purposes

## What our clients say

"GJS Dillon were highly recommended to me to action a structural survey on a very special Grade II listed property that I wanted to buy. The survey needed to be done at very short notice and there were some particular aspects that needed to be considered.

"We are delighted with the service and found the cost to be extremely reasonable"

"They surveyed the property and took account of all of the aspects queried. They telephoned immediately to report on their findings and also provided a very thorough written report. Overall we were delighted with the service provided and also found the cost to be extremely reasonable."

**Jill Fieldhouse, Private Client**



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## Types of work undertaken

-  **Building Regulations**  
A set of government-approved minimum standards applied to design and construction, for use in and around buildings, to ensure the safety, health, comfort, and efficiency of their occupants.
-  **Project Management**  
Management of the design and overseeing the construction process on new build and major refurbishment projects from inception through to completion.
-  **Development Monitoring**  
Monitoring major construction projects on behalf of freehold investors, funding institutions, or tenants ensuring that the works are designed and constructed in accordance with the development brief.
-  **Refurbishment**  
Managing the construction process from inception through to completion including all pre-and post-contract services, financial control, and dealing with any necessary statutory approvals.
-  **Schedules of Condition**  
Preparation of schedules of conditions to accurately record the condition of leasehold premises at the lease commencement date.
-  **Dilapidations**  
Preparation of interim and final schedules of dilapidations on behalf of landlords. Representing tenants where interim or final schedules have been served.
-  **Repairs & Maintenance**  
Preparation of planned maintenance programmes for individual properties or property portfolios and dealing with all pre- and post-contract services relating to repair and maintenance projects.
-  **Detailed Building Surveys**  
Preparation of detailed building surveys prior to the purchase of freehold or leasehold interests in commercial and residential property.
-  **Defect Investigation**  
Investigating building defects, identifying symptoms, causes, and necessary remedial works and if appropriate arranging for repairs to be carried out.
-  **Reinstatement Cost Assessment for Insurance Purposes**  
Appraisal of the total cost to demolish and rebuild a property in case of total loss or substantial damage for insurance purposes.

## What our clients say

"A special thanks to GJS Dillon who negotiated the lease end dilapidations with Siemens so well. He quietly and efficiently went about acting for me. He avoided prolonged negotiation, securing a deal that I was more than happy with but that remained fair to all parties. We will definitely use him again."

**Jim Weston, The First Class Pet Company**

"Very quick and efficient service from the Building Surveying team this week culminating in a comprehensive and accurate report. Thank you and I would highly recommend."

**Charlie Richards**

## Get in touch with our other teams for:

Sales, Lettings & Acquisitions



Valuations, Rent Reviews & Lease Renewals



Asset Management



## Building & Project Consultancy



Talk to Rob Cant  
and his team

**01905 676169**

**01527 872525**

[www.gjsdillon.co.uk/services/  
building-surveying-project-consultancy](http://www.gjsdillon.co.uk/services/building-surveying-project-consultancy)



**GJS | Dillon**

The Commercial Property Consultants

