



Glovers has the ability to assist both commercial and domestic clients at any stage of the decision-making / construction process and a traditional skill base is at the heart of the Building Surveying team.

The team has expertise in building construction and pathology and understands the importance of property as a valuable capital asset that needs safeguarding and properly managing.

## Building Surveys

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Glovers undertake inspections of commercial and domestic property with the production of a bespoke report. We are able to provide detailed costs for any remedial works highlighted within the report should this be required by the client.

## Measured Surveys

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Glovers are able to accurately measure all types and sizes of property and produce full packages of CAD drawings, for example floor plans, sections, elevations etc.

## Stock Condition / Asset Management Surveys

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Glovers have considerable experience running large scale maintenance surveys for both local authorities and commercial clients over a wide ranging property portfolio.

## Schedules of Condition

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In certain situations for example, prior to commencement of a lease you might need to record a snapshot of the condition of a building. We are able to systematically record the condition of property to avoid any disagreement in the future.

## Snagging

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When purchasing a newly built or newly developed property you would expect all work to be satisfactory and carried out to a high standard. Unfortunately, this is often not the case and some new builds can have a list of problems which require rectification before you move in. One of Glovers' team can inspect your new property and prepare a report that highlights those items that are not in accordance with the drawings or specification. This can be presented to the builder who is then obliged to remedy the defects. We can then inspect the remedial works to ensure it has been completed to an acceptable standard.

## Dilapidations Schedules & Negotiations

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Contractual obligations can be onerous especially if no maintenance has been undertaken throughout the tenancy and Glovers are able to draft schedules of dilapidations for a variety of uses. These include identifying items of disrepair for service by the landlord during the currency of the lease and identifying breaches of covenant for the forfeit of a lease.

### Building Surveying Key Staff

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Nicholas White  
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Russell Edwards  
HNC Building Studies  
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## Planning Applications

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Glovers are able to manage the whole of the Planning Process from inception through to approval submitting existing and proposed floor plans, elevations as well as location plans within the format required. We can advise you on your proposals and all planning and construction related matters and our level of involvement can be tailored to suit your needs. Once planning has been approved, Glovers can produce the necessary drawings and specifications for submission for Building Regulation Approval. Glovers deals with schemes for extensions, loft conversions, alteration, renovations and refurbishments on a regular basis.

## Building Regulations Applications

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Drawing upon our wide ranging knowledge base we are able to produce the necessary drawings and specifications for submission in order to obtain Building Regulation Approval.

## Asbestos Surveys

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Glovers have a number of years experience performing asbestos surveys in accordance with MDHS 100, the guidance drafted by the Health & Safety Executive and we pride ourselves in a quick turnaround from receiving an instruction to producing the finished report. Our reports include recommendations on how to deal with asbestos and its removal.

We are also able to perform the legal function of management of asbestos for the employer whereby the condition of asbestos containing materials are monitored annually to safeguard the occupants' welfare.

## Party Wall Act 1996

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We are able to advise whether the Act applies to a particular project and act as Party Wall Surveyors drafting the appropriate documentation and organising correspondence within the statutory timescales.

## Energy Surveys

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We have in house surveyors who are fully qualified domestic energy assessors and are able to produce the new energy performance certificates. These certificates are now a legal requirement for every house that is on the market. Alternatively, with ever increasing energy prices, an energy survey or EPC will tell you how efficient your home is at present and recommend improvements to make your home more efficient therefore saving money on energy costs.

## Fire Risk Assessments

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New legislation has been introduced by the Government specifying that every business must have performed a fire risk assessment of their premises. Glovers can undertake a review of premises and give recommendations for improving fire safety and reducing risk to employers and employees.

## DDA Audits

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Glovers provide Access Consultancy services under two main headings. Firstly, access appraisals, which involve the checking of drawings for proposed buildings and secondly, access audits, which involve the inspection of existing buildings. For both services, Glovers provide a report which details a prioritised list of access problems that have been identified and we recommend the most suitable solutions for overcoming the potential problems.



### Recent appointments

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Chorley Temple Complex, LDS Church  
Yorkshire Water Works,  
Home Farm Redevelopment  
Mochdre Commerce Parc, SQ Projects  
Bury Libraries  
Luxury Apartments, Southport



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