



Bradley Harris Ltd
Chartered Surveyors



LOCAL TRUSTWORTHY EXPERIENCED

Residential Building Surveys and Commercial Building Surveys

A comprehensive inspection to advise a client on the construction and condition of the property and matters that they should take into account as part of their purchase and provide them with advice on future repairs or improvements that are likely to arise with the property.

Schedule of Dilapidations

We provide an assessment of the condition of buildings at the end of a lease term and assess whether the repairing decoration or reinstatement covenants of a lease have been complied with on behalf of a landlord or we can prepare a response on behalf of a tenant to a Schedule of Dilapidations identifying where it is considered the work claimed by the landlord is or is not fair and reasonable under the terms of a lease, which can include negotiations on behalf of a landlord or a tenant to achieve a fair settlement for our client.

Planned Maintenance Schedules

A schedule of defects and repairing issues which allows the property owner to prioritise maintenance work and budget expenditure. The schedule is usually revised periodically.

Building Defect Report

We provide advice regarding a specific building defect, where an inspection of the whole building is not required.

Party Wall Matters

Where alterations to shared walls or excavation near adjoining buildings will be taking place we will submit Party Wall Notices and carry out professional work relating to party wall matters.

Planning

The preparation and submission of Planning Applications for domestic extensions and alterations which can include the preparation and submission of documentation to obtain Building Regulation Approval normally following a grant of Planning Permission.

Expert Witness Reports / Arbitration Appointment

We prepare written and reasoned reports to clients, solicitors or court to resolve disputes, quantify values and loss and make recommendations.



Freehold Enfranchisement / Lease Extensions

We undertake valuations in relation to the Leasehold Reform Housing & Urban Development Act 1993 (as amended). Advice is given with regards to serving the initial Notice on the Freeholder or when acting for the Freeholder with regards to the Counter-Notice and undertaking negotiations if necessary with the other side.

Residential Valuations

Valuations are provided for a variety of reasons, including part ownership with a housing association, capital gains tax, inheritance tax, single joint expert reports and Right to Buy.

Matrimonial Valuations

We can provide an independent valuation to assist agreeing a settlement figure.

Insurance/Reinstatement Valuations

We are able to provide you with an up to date insurance reinstatement value which will be based upon the BCIS rebuilding cost guide.

Compulsory Purchase

We act for parties where authorities are in the process of acquiring their properties with Compulsory Purchase powers. We negotiate settlement which includes Home Loss payments and Disturbance costs.

Rent Reviews/ Lease Renewals

We advise with regard to rent reviews or in relation to lease renewals and also undertake negotiations with the other side to ensure the best settlement can be arrived at.





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