

Property. Done properly.

Expert building consultancy



Dilapidations as a Tenant

Have you been served with a repairs notice by your landlord and don't know what to do; or are you vacating your premises and the landlord has sent you a huge dilapidations bill?

At Alps we have extensive experience of defending dilapidations claims made by landlords both at lease expiry and during the lease term. In our experience, good professional advice, bolstered by our understanding of the legal position, can dramatically reduce and/or spread the costs involved.

3. TENANT'S COVENANTS

THE Tenant to the intent that the obligations hereby created shall continue throughout the term HEREBY COVENANTS with the Landlord as follows:-

3. (6) To repair At all times during the term to repair cleanse maintain and within the context of repair to renew replace amend put keep all parts of the Demised Premises and the Conduits in on under or over the Demised Premises and serving the same in good and substantial repair and condition (damage by the Insured Risks excepted unless payment of any insurance moneys are to be refused in whole or in part by the reason of or arising out of any act omission neglect or default by or on the part of the Tenant or any person deriving title under the Tenant its servants agents licensees or invitees);

3. (11) To comply with notices to repair Well and substantially to repair and make good all defects and wants of reparation repair or renewal of which notice in writing shall be given to or left on the Demised Premises for the Tenant by the Landlord and for which the Tenant is liable hereunder and to complete the same within three calendar months after the giving or leaving of such notice (or sooner if requisite) and if the Tenant shall fail to comply with any such notice it shall be lawful (but not obligatory) for the Landlord (without prejudice to the right of re-entry hereinafter contained) to enter upon the Demised Premises to make good the same at the cost of the Tenant which cost together with all Solicitors' and Surveyors' charges and other expenses and losses whether direct or indirect which may reasonably be incurred by the Landlord in connection therewith shall be repaid by the Tenant to the Landlord on demand as a debt;

Dilapidations as a Landlord

Is your tenant vacating and potentially leaving you with dilapidated premises that you are wondering how you would re-let?

At Alps we understand the importance of maximising your building's potential and with our foresight, learned from extensive experience along with our understanding of the law of dilapidations, we can negotiate with tenants and return your building to lettable condition swiftly and for minimum cost.

Reinstatement Cost Assessments for Insurance Purposes

Do you know if you are you paying too much in building insurance premiums? Conversely, did you know that if your property is under-insured, you risk losing a proportion of any claim in the unfortunate event that you have to make one?

This is not the news you want to hear when you are managing your business through difficult times.

At Alps we are able to provide you with a professional up to date assessment of all costs associated with reinstatement of your property for insurance purposes.



A photograph of a rooftop HVAC system. In the foreground, there is a grey metal enclosure with a red door and a white vent. The roof is covered with concrete blocks and some debris. In the background, there is a large brick structure and a yellow building under a cloudy sky.

Whatever the defect, we can inspect and will be able to advise you on the appropriate course of action including arranging exploratory and remedial works or, if necessary, co-ordinating specialist investigations.

Building Pathology

Are you concerned about:

The cracking in the wall that seems to be getting worse? The deteriorating concrete wall with rust staining; or worse, exposed metal reinforcement? Rotting skirting boards or 'spongy' timber floor? The leak from the roof that was repaired but has since re-appeared?

Or, any other defect that would benefit from a Chartered Building Surveyor's opinion before potentially abortive or even harmful repair work is carried out?

Project Monitoring

Do you have a vested interest in a development but do not have your own construction expert looking after your interests?

As construction experts with extensive experience of a wide range of major projects, Alps can provide a professional project monitoring service, ensuring your operational requirements are met throughout the life of the project.



Are you unsure about the legal and contractual aspects, for example, your obligations under the Construction Design and Management Regulations 2007 or the Party Wall etc. Act 1996? We can help.



Project Management

Do you need a new facility or expansion of an existing operational site and are unsure about planning and which developers to use?

Contract Administration

Once contractors are appointed, it is important that their activities on site are properly managed and that contractual matters such as progress payments are assessed and handled diligently.

In short, we focus on the main objectives of any project being quality, programme and cost throughout the life of every project.

Specification and Tendering

Our specifications for building works are not just lists of works required to be carried out. They include details of contractual conditions that provide protection against the risk of unnecessary disputes as well as setting out how and when works are to be implemented, ensuring they are co-ordinated with our clients' operations.

Employer's Agent

At Alps Group we can help you with your procurement strategy being able to draw from an extensive team of consultants and can put together a specialist team giving you peace of mind that you have the right people for the job at the best possible price.

As client focused professionals, we are proud of our understanding of our clients' specific development needs and through this, our ability to exceed their expectations.

Maintenance

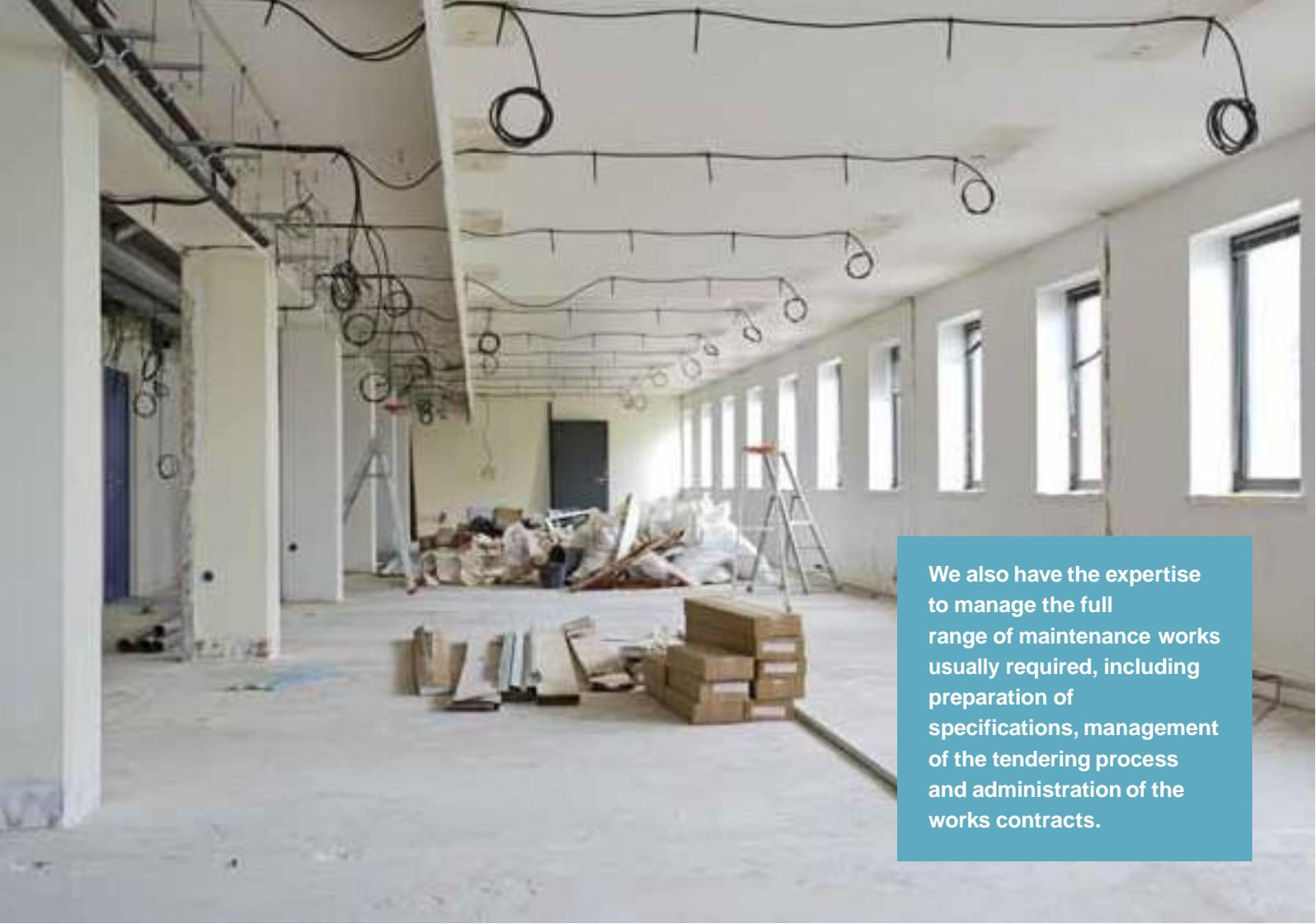
Are you often shocked by the cost of major repair or replacement works to your premises?

Planned Maintenance Programmes

You will have heard the saying, A stitch in time saves nine. A professionally prepared planned maintenance programme is intended to do just that and avoid, reduce or spread repair and replacement costs.

Maintenance Management

Our service needn't be limited to a quinquennial exercise. We can work with you and help prioritise expenditure from your maintenance budget while managing the maintenance programme spreadsheet as a live document.



We also have the expertise to manage the full range of maintenance works usually required, including preparation of specifications, management of the tendering process and administration of the works contracts.

We can help with

Architectural work including interior design

Fit out assessments

Mechanical and electrical consultancy

Environmental consultancy

EPC surveys

Asbestos surveys

Fire risk assessments

Accessibility audits

Service charges

Rights to light

Other neighbourly matters

(crane oversailing; scaffolding & hoarding

licences; access to neighbouring land;

boundary disputes)

Expert witness

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