

CASE STUDY

Planned Preventative Maintenance and Repair Works for Landlord

Property:

Modern offices building

Location:

Chatham Maritime Estate, Kent

Client:

Company pension fund

Service Provided:

Design & specification

Contract administration



Summary:

AH PBC were appointed via the managing agents for the above multi-let property to undertake an inspection of the external fabric of the building and assess the requirement for planned preventative maintenance works with the aim of increasing the desirability of the property to a potential leaseholder while also militating against a schedule of condition being prepared by an ingoing tenant.

The works were carried out in two phases the first of which being a refreshment of the common parts internally including new suspended ceilings and lighting, replacement floor finishes and redecorations. Phase two involved repairs, maintenance and cleaning to the roof, elevations and car park.

The works culminated in new leaseholder taking the whole building on full insuring and repairing terms with a limited schedule of condition.

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