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All property owners and occupiers will be well aware that the various building elements, component and service installations that form part of any property have a limited life due to the detrimental effects of weather and day to day use. When they reach the end of their useful life, which can vary from years to decades, the effects can range from minor inconvenience to complete disruption to the occupation and use of the premises. However, there are generally relatively simple ways to anticipate and pre-empt problems. Planned Maintenance can help reduce such effects:-

### The Benefits

The time and costs involved in planned maintenance will vary with the size, age and complexity of the property but in all instances the benefits include:

- Less disruption to operations and occupation;
- Control of expenditure;
- Retention of asset value;
- Compliance with statutory and contractual obligations;
- Reduced risk of excessive dilapidations claims being served on leasehold tenants and possible liability at the end of a lease term.

### How can Stiles Harold Williams assist?

We have wide ranging experience of all activities necessary to ensure successful planned maintenance to maximise the life of buildings and its components to provide clients peace of mind. We advise numerous owners and lessees of a wide range of properties, including large residential mansion blocks, commercial and retail premises on the preparation and implementation typically of 10 year Planned Maintenance Schedules. Similarly we have advised many commercial clients on the preparation of suitable plans to achieve financial targets and compliance with their lease obligations for all types of buildings. This includes:

- Initial audit of the overall condition of the property including analysis of the construction and any significant defects;
- Preparation of a detailed plan incorporating budget costs and an outline programme;
- Design, specification and administration of necessary works over a number of years.

### For further information contact:

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