



The not so wet... Wet Wok

The storms of 2014 brought misery and destruction to many businesses and communities located around the region's coastline. Located on Plymouth Hoe and cantilevered out over the Sound, the Wet Wok suffered more than most.

The storm left The Wet Wok in a dire state. The restaurant, the adjacent cottage, furniture, stock, the industrial kitchen and the bar were beyond repair. Vickery Holman were instructed to carefully remove damaged items and refurbish and repair the building. Work began in early autumn 2014.

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The work involved trying to salvage items that make the Chinese restaurant distinctive such as the dragons and timber wall.

Apart from the redecoration of the restaurant and reinstatement of the new kitchen, steps have been taken to ensure that the level of damage experienced during the 'one in a hundred year storm' doesn't happen again. Specialist glass has been used in the new double glazed windows together with hidden internal retractable steel shutters separating the

conservatory and the restaurant's main seating area, thus limiting the extent to which flood damage can impact the building should similar storms strike again.

To rebuild a unique business within an equally unique building requires a huge amount of hours and effort. Under the guidance of Vickery Holman the building contractors and suppliers – TEC Construction (Holdings) Ltd, TARC Solutions Ltd and Tamar Industries have

worked hard to reproduce a great building and fully functioning restaurant.

A special mention must go to the family who owns the restaurant. The project could not have progressed so quickly without their drive and support.

The Wet Wok reopened 15th March 2015 to a full house on Mother's Day and is once again thriving, with many of the regulars returning and spreading the word of the great food and the new spectacular restaurant.

Whatever the weather, we can help



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With summer in full swing, it is easy to forget some of the recent storms and floods that the British weather has thrown at us over the past few years. When we are asked to specify remedial work, not only for buildings damaged by the weather but also from burst pipes, fire and defects to structure, it is clear that there is a risk of building owners under-insuring their properties. Often this falls into two distinct categories, the first being that the cost for reinstatement is inadequate. The second is that the property may have originally been insured for an appropriate amount but the insured value has only been updated in line with the Retail Price Index or other similar indices. Building costs and tender prices do not directly correlate with the Retail Price Index – in recent years tender prices have risen in the years 2013/14 by 3.8% and again by 6.2% between 2014/15, with further rises predicted to be future 5% per annum (BCIS data) on average.

The phrase "lies, damn lies and statistics" comes to mind when quoting any figures. The size of building, type of building and location can significantly affect the cost for demolition and re-building. Relying purely on global percentage increases may not reflect the local conditions applicable to any individual property. More complicated buildings, and these days, buildings with heat recovery units, solar panels, or complicated heating installations, may require a more informed assessment for re-building costs.

A number of re-building cost assessments are made based on a figure provided within a valuation report. This will not be a detailed assessment and has been prepared by a person primarily focused on the value of the building, which does not bear any relation to the cost for re-building.

With experience of undertaking assessments for re-building costs from bespoke individual properties to listed buildings and multiple building estates, we can provide appropriate advice for the re-building cost for your property. Undertaking work for refurbishment and re-building of properties provides us with detailed insight into the difficulties and requirements for re-building, and to allow for appropriate costs such as renewal of utilities, costs for demolition and re-building in areas difficult to access. If your property is under-insured there can be difficult conversations with your insurer/loss adjuster about payment in full for re-building.

Krowji unveiled! 50 new art studios created in the mining heart of Cornwall

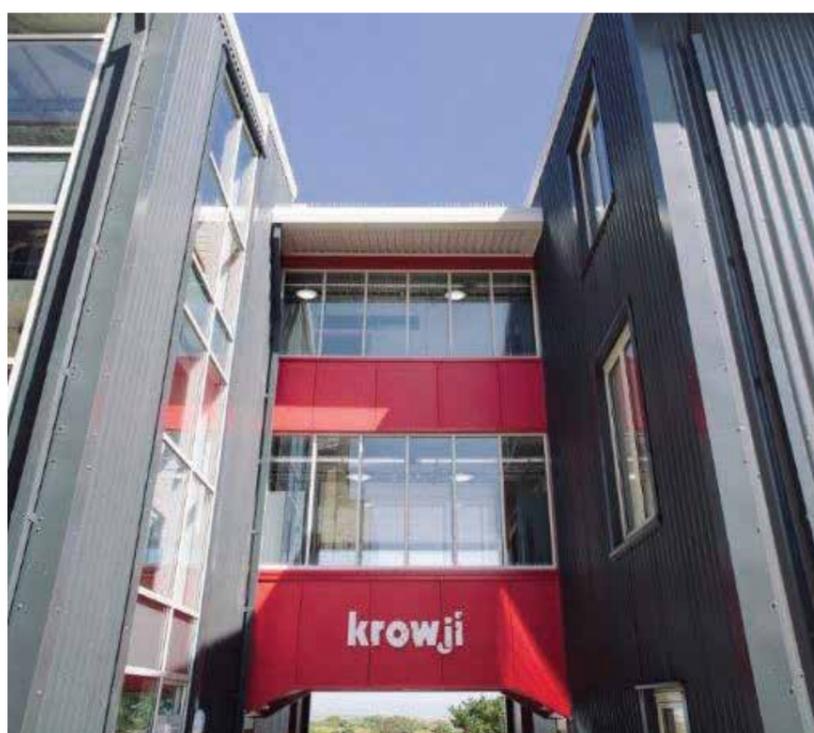


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Situated in the Old Grammar School in Redruth, Krowji (meaning "workshop" in Cornish) is home to a large range of painters, sculptors, acting groups and jewellers. The new three-storey BREEAM Excellent building has been partly funded by ERDF grants and almost doubles the current 22,000sq ft floor area.

Project manager Vickery Holman and main contractor RM Developments have just completed the new workspace for the Cornwall Arts Centre Trust and 70% of the studios have been snapped up by eager artists already.

Work started on site in July 2014 with the demolition of a derelict, asbestos-riddled building and the construction of a new access road directly off the main route into Redruth and Camborne. Within a short time the steel frame emerged from the ground and workers swarmed over the structure, covering it in durable weatherboard cladding. The design has made the most of the location, providing spectacular views across Carn Brea and the surrounding countryside from the large aluminium windows. New signage and interior



and exterior design has given a facelift to the original buildings, tying the old and new together.

Photovoltaic panels, ample insulation and no internal heating mean fuel bills will be low from the outset. Krowji also benefits from cycle storage facilities, showers and recycling and disposal facilities. Sympathetic and artistic landscaping will encourage wildlife to thrive in the outside areas.

"It's been a pleasure working with Vickery Holman since we appointed them as Project Managers in 2013. We have been very impressed by their team's attention to detail and to the way that they've picked up a project with a long history and got to grips with everything so well."

Ross Williams, Krowji Director.

Legal Update: Construction Design Management (CDM) Regulations 2015

The CDM Regulations have been with us for around twenty years and the latest revision attempts to extend the regulations to cover nearly all forms of building contracts except, primarily, where a single contractor is employed.

Compliance with the regulations has in part been simplified, although procedures will be still seen by many as bureaucratic. The regulations have been formed to reduce accidents and improve site health and safety; all parties involved will have a vested interest to buy into this philosophy. In their latest update the HSE have identified that small contractors are those likely to have a higher proportionate risk of accidents occurring and this is where their current inspection regime is focussed.

The 2015 Regulations have made various changes, the two largest of which are the inclusion of domestic clients and changes to the role of Principal Designer.

HSE notification has also changed; notice will only need to be provided if the contract exceeds 500 person days or is longer than 30 working days and has more than 20 workers involved with the project at any one time. In practice, the HSE are now more likely to rely upon ad hoc inspections



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rather than the F10 HSE Notification. The new Regulations are still in their infancy and will be fine-tuned over the coming months. Good, considerate and knowledgeable duty holders have, and will no doubt continue to do so, deal with the change; Vickery Holman has the expertise in such matters to assist Clients, Contractors and Designers through this process.





'Double or nothing!'

Feedback from the latest round of bids across the region shows 1 in 3 bids for the Condition Improvement Fund for Academies were successful. However, Vickery Holman's track record for outperforming the statistics continues for a further year with an above average success rate.

Vickery Holman have supported schools with our extensive education experience for 20 years and have been preparing bids for schools and Academies since 2011. The seventh consecutive round of Academy Funding Bids submitted has seen Vickery Holman continue to go from strength to strength. In each round of bids over £1 million towards projects across Cornwall and Devon has been secured. In the latest bid 8 projects, over £1 million has been achieved and this is one of the largest in the region equating to a 25% increase from the previous round. The Plymouth area is a particular highlight

as we have more than doubled the national rate, securing funding for 71% of bids submitted. This success is obtained by reviewing school requirements and ambitions and preparing proposals in a manner that is clear and concise to the Education Funding Agency in a language that fulfil DFE requirements.

Simon Wheeler is an ex teacher and Adam Sara has worked in the education sector for the majority of his career, previously working for the Anglican Diocese. Simon and Adam meet regularly with the EFA and consequently have a good insight into their focus for future bids. We can



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help you if your academy has been unsuccessful in previous bids and is now in need of refurbishment, or alternatively if you are bursting at the seams as pupil numbers grow. Even if your academy was one of the successful few who received funding, but you wish to increase your chances in the future, we can provide you with a helping hand to achieve a more favourable outcome in your next bid. We are more than happy to review your recent applications with you and to provide a no-obligation, free quotation for a potential solution to your needs.

The loan zone and contributory funding

Vickery Holman has a long history of assisting academies and schools with different bid processes. Most recently, we have been working with clients to achieve successful Salix bids.



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One of the current EFA (Education Funding Agency) focuses is on heating and window and door replacements but other proposals are also considered. We have the expertise to be able to help institutions put together attractive, logical and inspiring bids for successful funding applications.

Salix is an independent, publicly funded company which provides 100% interest free capital to the public sector to resolve and improve energy efficiencies and reduce carbon emissions.

For academies and colleges, Salix can provide loans of various sizes from £5,000. The energy (i.e monetary) savings arising from the work undertaken are the means for paying off the loan. The payback period is up to a maximum of 10 years. Salix loans can also form part of a combined Condition Improvement Fund (CIF) bid via the Education Funding Authority (EFA).

Where a case can be presented establishing a need for the loan, this can mean that a larger grant may be available.

Funders are more likely to grant proposals where the applicant has sought other funding and proposals incorporating a different loan or offering to contribute funds from other sources can result in the answer to funding applications being "Yes".

Salix utilises a scoring system that assesses priority and urgency – e.g. likely heating/hot water failure. Institutions must show that they are able to afford to pay off the loan before any money is granted. The proposal/bid requires technical information with costings to show:

- Value for money (procurement process followed and cost certainty)
- How the proposed solution will be implemented in practical terms (certainty of delivery)
- Projected energy and therefore cost savings over a specified period
- Professional partners, support and consultants (including pedigree and track record of delivery of both the applicant and consultant).

Simon and Adam are willing to meet to discuss and take your ideas forward.

Academies and colleges can increase their funding bid score by providing information on:

- The ratio of loan to grant – a project funded 100% through a loan will see a greater increase in score
- The payback period of the loan
- Proposals related to expansion rather than those related to condition
- Clear demonstration of cost savings and utility bill reductions through specification of the correct technical products

Where a loan is not in itself attractive to Salix/EFA, the applicant may be able to contribute other funding direct – e.g. money you have raised or saved already will help your chance of receiving Salix funding. The financial contribution need not be large to show your proposals are a genuine priority and that you are truly committed to turning your proposals into reality.

We will happily help schools apply for charitable and other pockets of funding to contribute to wider funding applications and Simon wants to hear from anyone willing to help themselves – "we have the experience, energy and momentum to succeed."

We do not charge for initial advice and conversations in relation to the aspirations potential applicants may have – please feel free to contact us.



Useful definitions

Often we are asked "What does a Building Surveyor do?". We take the opportunity to try and demystify the art of Building Surveying in a brief series of definitions of roles and tasks we are able to undertake.

Dilapidations

Working on behalf of the Landlord, we assess Tenant compliance with the lease repairing covenants. Assess whether the property is appropriately repaired, that all alterations that have been undertaken by the Tenant have been reinstated to ensure that the building is returned to the Landlord in the appropriate condition.

On behalf of the Tenant, we advise on the work required to meet the Tenant's obligations within the lease. If appointed after lease expiry, we negotiate with the Landlord (or surveyor) over the extent of disrepair, the work required to fulfil the lease covenants and agree the cost of these works. If the Tenant is exercising a break - these are often conditional and care is required to ensure the Tenant complies with all conditions to avoid the break being frustrated.

Opinions vary as to what constitutes "repair" and the remedial work required to put a building "into repair" and there is often extensive negotiation between Landlord and Tenant representatives to obtain a satisfactory answer for all parties.

The "value of dilapidations" is determined by the extent of the Landlord's loss, which may be limited by a change in the value of the building. Valuations are a separate exercise undertaken by our Valuation and Professional Services colleagues.

Dilapidations is subject to Court protocols even though dilapidations seldom goes to Court. Any matter that does go to Court provides a robust framework to guide the procedure.



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Project Monitoring

Not to be confused with project management! Funding organisations, lending on commercial and residential developments, require building surveying expertise to provide them with advice on their clients' proposals. An initial review of the proposed work to assess the viability of the costs, programme, buildability, compliance with statute, planning, building regulations, party wall matters and experience of the design and contract teams, requirements for collateral warranties etc is undertaken. The format of ongoing monitoring will be determined by the individual criteria of each funder which may be based on the developer's experience and/or the size and nature of the project. This could range from being present at site meetings to reviewing applications for payment, reporting on programme and progress of the project and providing independent commentary on matters. Liaison with the funder's solicitors to advise on collateral warranties and implications for contracts is another service we offer.

Depending on the method of draw down of funds, inspections may be undertaken at set stages of the build e.g. foundations poured, work completed to first storey level and roof completion.



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Useful definitions

Schedule of Condition

Not to be confused with valuations, homebuyer's reports or building surveys, a schedule of condition is undertaken to record the condition of a property. These are normally undertaken and appended to leases in order to record the condition of the property at the start of a lease. At the end of the lease, the tenant will normally be under no obligation to return the property in a better condition than that evidenced within the schedule.

Schedules are also annexed to Party Wall Awards to identify defects in the building prior to work being undertaken. Should there be any deterioration in the fabric of the building, surveyors can determine the extent of this.

As a word of caution, we see many schedules of condition being undertaken purely through photographs, with some photographs being taken from some distance; the actual condition of the property is not clear. Schedules often require a written document identifying what has been shown in the photographs and to provide an overview and context.



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Party Wall Surveyor

The Party Wall etc Act 1996 provides rights to building owners (people wanting to undertake work) to enable work to be undertaken that without the Act would not necessarily be possible. Works to party walls are normally clear and straight forward. Constructing at or close to a line of boundary may also require service of notice, as might excavations within 6m of a neighbouring structure. A party wall surveyor will assess the requirements, liaise with the owner's design team to obtain the relevant information and serve notice, and if required will enter into an Award either as a solely appointed (agreed) surveyor or with another surveyor appointed by the Adjoining Owner.

The party wall surveyor is not a designer and does not enforce the Act – that is for the Courts. The principle is to provide clear guidance for the work that can be undertaken within appropriate timescales and via an appropriate manner of working. Access to a neighbour's land may need to be granted in order to undertake the work.



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ISO Awards

We are an Internationally Certified business. This means that since certification in 2010, Vickery Holman have ensured that their working practices adhere to processes and procedures required by the ISO 9001 Quality Management Systems and 14001 Environmental Management Systems. We have a business commitment to ensure the highest standards in the delivery of our work and also the work of our suppliers.



2018 EPC minimum standards



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The regulations, which will apply to all new leases from the 1st April 2018 (including lease renewals) with a backstop date of 1st April 2023, will expect Landlords (and potentially occupiers sub-letting or assigning leases) to explore all changes that would improve the EPC rating of a building to E or above.

There are some exceptions to the rule, such as:

- If third party consent for the improvements is denied.
- If energy efficiency improvements will cause a net decrease of 5% or more to the property value.
- If all possible 'nil upfront cost' improvements (i.e. via Green Deal finance arrangements etc.) have been undertaken but the EPC rating still falls below E.

Irrespective of this, the regulations are likely to include a time constraint of

Following recent consultation undertaken by the Department of Energy and Climate Change (DECC) and the introduction of The Energy Act 2011 from April 2018 it will be unlawful to let a residential or commercial property in England and Wales with an EPC rating of F or G.



5 years or upon a tenant vacating, at which point the exception will become void.

Non-compliance will result in either a Penalty Notice from the Local Authority or a percentage-based financial penalty linked to the rateable value of the premises.

Vickery Holman can provide clients with the expertise required to review EPCs, identify potential viable upgrades and implement them to ensure their properties are protected against current and future energy efficiency regulation liabilities.

Know what you are getting into: Residential and Commercial Surveys

Over the past year, we have seen a welcome increase in the number of enquiries and instructions for both residential and commercial surveys. This reflects the nationwide increase in property transactions and shows great promise for the strengthening UK property markets.



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When purchasing a property, a survey should be commissioned to provide a comprehensive overview of the property's condition and ongoing maintenance liabilities.

There are a number of survey types available, which to a prospective buyer or lessee may appear overwhelming; Vickery Holman can advise on which would best suit your circumstances.

Dennis Venn MRICS, an expert witness and Director of Vickery Holman, has seen a recent increase in enquiries for expert services for claims against surveyors. These offers stem from inappropriate and brief reports and inspection formats that do not include sufficient information or do not suit the surveyed property's age and construction. Shorter survey types should be approached with caution. For instance, an RICS Homebuyer's Report may not fulfil the client's requirements or include detailed enough information with respect to the property. Issues that are the subject of a claim are frequently the surveyor's fault, but owing to the shorter report format, this also imposes limitations.



Vickery Holman can provide a range of bespoke services for both commercial and residential clients. For commercial clients, these services range from schedules of condition (documenting condition of premises at the beginning of a lease in relation to tenant and landlord liabilities) to full building surveys for freehold purchasers. We also undertake commercial surveys for landlords acquiring development opportunities (often in the form of outline feasibility studies), landlords acquiring investments and also reinstatement cost assessments. We advise on building costs and the cost effective implementation of repairs and improvements in addition to a report.

With regard to residential clients we offer full structural surveys and shorter major element inspections, dependent upon property type. We often find that surveys are left until the last minute and can cause considerable delays to the completion of a purchase, particularly if the report raises queries that may

result in unexpected or hidden costs for the purchaser. With this in mind, Vickery Holman recommend that surveys are instructed early. From experience we have noted that it is not usually a single detrimental defect that causes a purchaser to pull out but an accumulation of minor defects that give rise to second thoughts and further negotiation with the vendor. Residential surveys are offered to purchasers of all types of domestic property ranging from the standalone Cornish country cottage to the city centre terraced townhouse.

With broad knowledge and expertise in both contemporary and historic buildings, Vickery Holman can provide a flexible service tailoring the depth of inspection and report to your requirements. Situated in each of our Truro, Plymouth and Exeter offices, Vickery Holman's building surveyors are well placed to deliver a fast, efficient and cost effective service.