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**Shaw&Co**  
chartered surveyors

# Shaw&Co

Bespoke Solutions for  
the Built Environment







## **Independent Building Surveying and Valuation Practice**

Our core services are in the areas of building surveying and valuation. We also offer market valuation expertise and lease advisory services for both residential and commercial clients.

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## Our Mission

At Shaw & Co, our mission is to be the foremost independent property services company in the management sector through exceptional customer service. Regulated by the Royal Institution of Chartered Surveyors (RICS), we can be trusted to:

- Act with Integrity and professionalism
- Deliver services to internationally recognised standards
- Maintain appropriate Professional indemnity
- Remain client-focused
- Provide tailored solutions to uphold the building fabric
- To be the leading surveying service provider in the block management sector



# About Us

Established in 1988, Shaw & Co has been providing expert surveying and professional services to clients in London and beyond. We specialise in the residential block management sector and understand the complex needs and nuances involved in working on such properties. That's why we offer expert guidance in all aspects of block management surveying, including project management, Insurance Reinstatement Cost Assessments, Licence to Alter, Planned Preventative Maintenance and Leasehold Reform Valuations.

Shaw & Co belong to the Vegner Group of property and estate management companies. Vegner takes pride in being one of the country's leading independent property management service providers, with over 50 years of experience in the residential and commercial sectors. Shaw & Co has a unique understanding of and empathy for the residential management sector for both freeholders and leaseholders.

With multiple offices located across the United Kingdom, Vegner's services remain local and accessible to you and your property. Shaw & Co is able to provide surveying expertise across England and Wales from either within our own team or from accredited firms on our Surveying Panel.

## Who We Are

Shaw & Co's team is a diverse and skilled pool of professionals, including Senior Chartered Surveyors, members of the Chartered Institute of Building (CIOB), recently qualified and graduate Surveyors, Project Coordinators, and Administrators. We cover a wide range of expertise, from Building Surveying to General Practice.

## Regulation

We are regulated by the Royal Institution of Chartered Surveyors, the foremost body representing professionals serving the built and natural environment.



# Our Services

**We collaborate with property managers, freeholders, directors, and private clients on a diverse array of projects.**

Ensuring that any work performed on your property or development is executed properly, safely, and in compliance with relevant landlord-tenant and current health and safety regulations. Professional project management not only offers peace of mind but also adds value to your property.



## Building Surveys and Inspections

Shaw & Co's surveyors undertake building surveys and inspections on residential and commercial properties across London and the Southeast. Building condition surveys are essential for identifying defects, planned maintenance schedules, and remedial works.

- Building condition surveys and building surveys
- Planned and cyclical maintenance surveys and reports
- Specifications for refurbishments, maintenance, and repair
- Appraisal and audit of completed building works
- Building defect assessment and diagnosis
- Party wall services



# Project Management

Project management typically relates to larger-scale cyclical maintenance and repairs, such as internal and external redecoration, access way resurfacing, or roof or lift replacement.

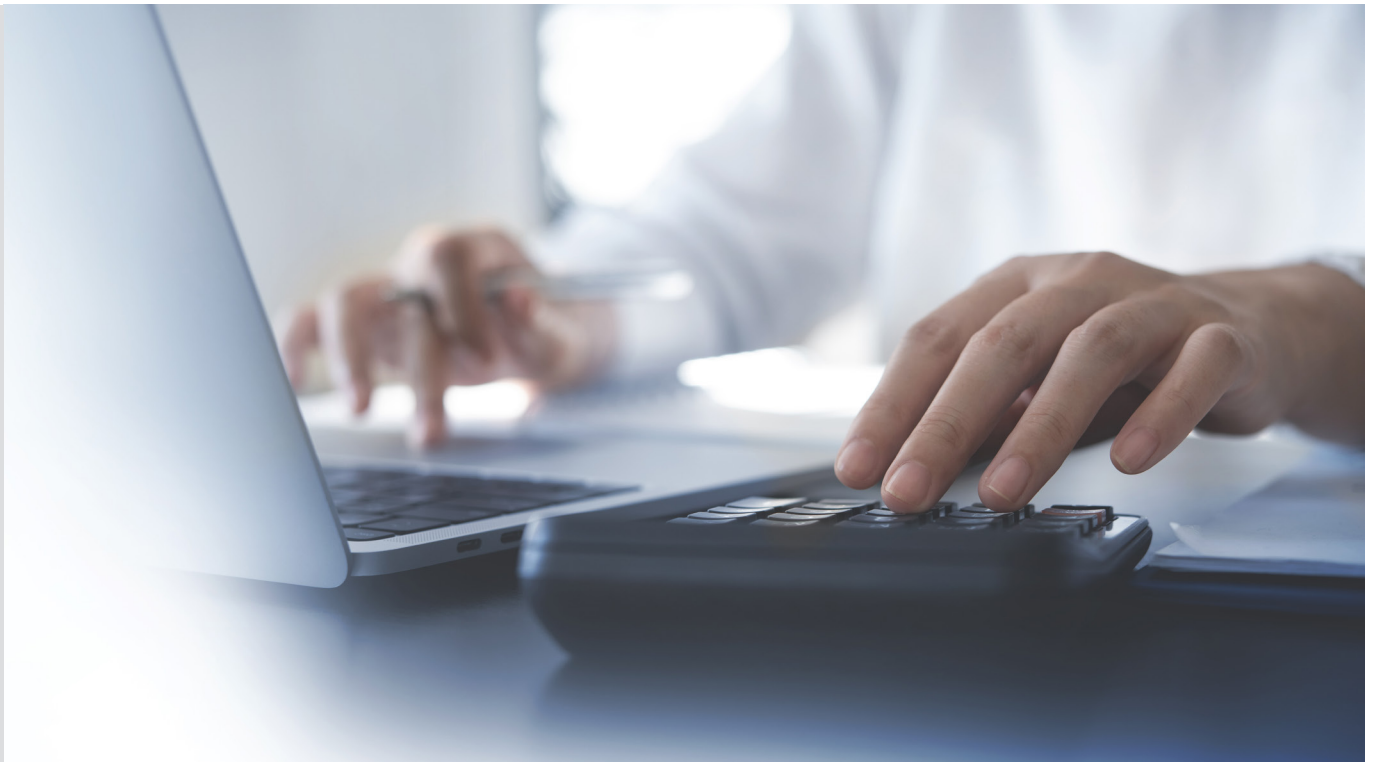
These complex and costly projects require experienced professionals for careful management, often undertaken in conjunction with a Section 20 process. Shaw & Co ensures compliance with all relevant legislation and health and safety requirements, including the Construction Design and Management Regulations (CDM).

Your surveyor will closely monitor the contractor's work as soon as it starts on your site and will regularly provide performance updates and progress reports.

During the work, our surveyors collaborate closely with all stakeholders. Serving as contract administrators, surveyors maintain an impartial role and conduct regular valuations of the work to ensure the contractor is paid in accordance with their on-site performance. The team will consult with the client throughout the project, and upon completion, the work is signed off in consultation with the client, contractor, and residents.

## Our Services Include:

- Site inspection and initial client meeting
- Specification and work schedule drafting
- Cost estimation and advice
- Contract Tender and Tender Analysis Report
- Contract documentation and administration
- Works monitoring cost control and payment certification





# Capital Expenditure Reports

Landlords and resident management companies are advised to have a capital expenditure plan conducted every three to five years, depending on the building's age, for a better understanding of required maintenance and scheduling.

## A Closer Look: What Are They?

- A written report assessing the estate's existing condition and identifying works requiring budgeting.
- Prioritises necessary actions and provides a costed breakdown.
- Allocates repairs, renewals, and costs into a 10-year plan, linked to building cost indices to reflect inflation over time.
- Includes health and safety advice and cyclical maintenance aligned with the lease.

## How Are They Prepared?

- The surveyor collaborates with the property manager, gathering key information and making access arrangements.
- An inspection is conducted with a director/resident representative to discuss issues and priorities.
- Relevant data is captured to create a comprehensive report, considering work priorities and presentation preferences.
- A list of required works, costs, and phased implementation is prepared, considering 10-year priorities and cyclical maintenance.
- Compound interest is applied to estimate future costs within the plan.

## What Are the Benefits?

- Compliance with the RICS Service Charge Code of Practice.
- Proactive management and effective budgeting.
- Snapshot of the property's condition and prioritised works.
- Enhanced saleability and value.
- Reduced cash calls and improved engagement between directors and property managers.





# Insurance Reinstatement Cost Assessments

## What Are They?

- Reports providing reinstatement cost (Declared Value) for buildings to maintain adequate insurance cover.
- Proper coverage is crucial to protect all stakeholders in case of damages.
- Over-insurance inflates premiums, while under-insurance may lead to partial payouts.
- Correct coverage is based on the cost to rebuild, not market value.

## How Are They Prepared?

- Shaw & Co conduct a thorough property inspection, measuring floor area and recording relevant details.
- Reinstatement cost is calculated using on-site measurements and industry cost indices.
- A comprehensive written report is prepared, detailing property information, photographs, and declared value breakdown.

## What's the Benefit?

- Reports signed off by a Chartered Surveyor can prevent “condition of average” claims for three years.
- Shaw & Co carry £5 million Professional Indemnity cover for added client assurance.
- Reduced fees for desktop re-assessments.
- Tailored service with multiple declared values or per building sector (residential and commercial).
- Recommended every 3 years.

# Valuation and General Practice

Shaw and Co have experienced RICS registered valuers who undertake valuations of both residential and commercial property to RICS standards and, where applicable, in compliance with the “Red Book”.

We understand the importance of having reports and advice that are tailored to the client’s needs. We are careful to listen to our clients requirements from the outset and offer bespoke reports that provide the best and most relevant advice, so they can make accurate and informed decisions.



## We Offer the Following Services

- Lease Extension Valuation
- Enfranchisement Valuation
- Freehold Valuations for the Right of First Refusal
- Individual and portfolio valuations
- Probate (Inheritance Tax)
- Capital gains tax
- Annual Tax on Enveloped Dwellings (ATED) Valuations
- Commercial Valuations
- Service Charge Apportionment
- Rent reviews and lease advisory services

## What Are the Benefits of Using Shaw & Co

- Bespoke and flexible services, tailored to clients needs
- Competitive fees
- Clear and concise reports written in layman’s terms
- Surveys conducted and signed off by chartered surveyors and RICS registered valuers
- Reduced fees for repeat instructions
- Adherence to professional standards, rules, and regulations
- £5 million in professional indemnity insurance coverage for additional peace of mind





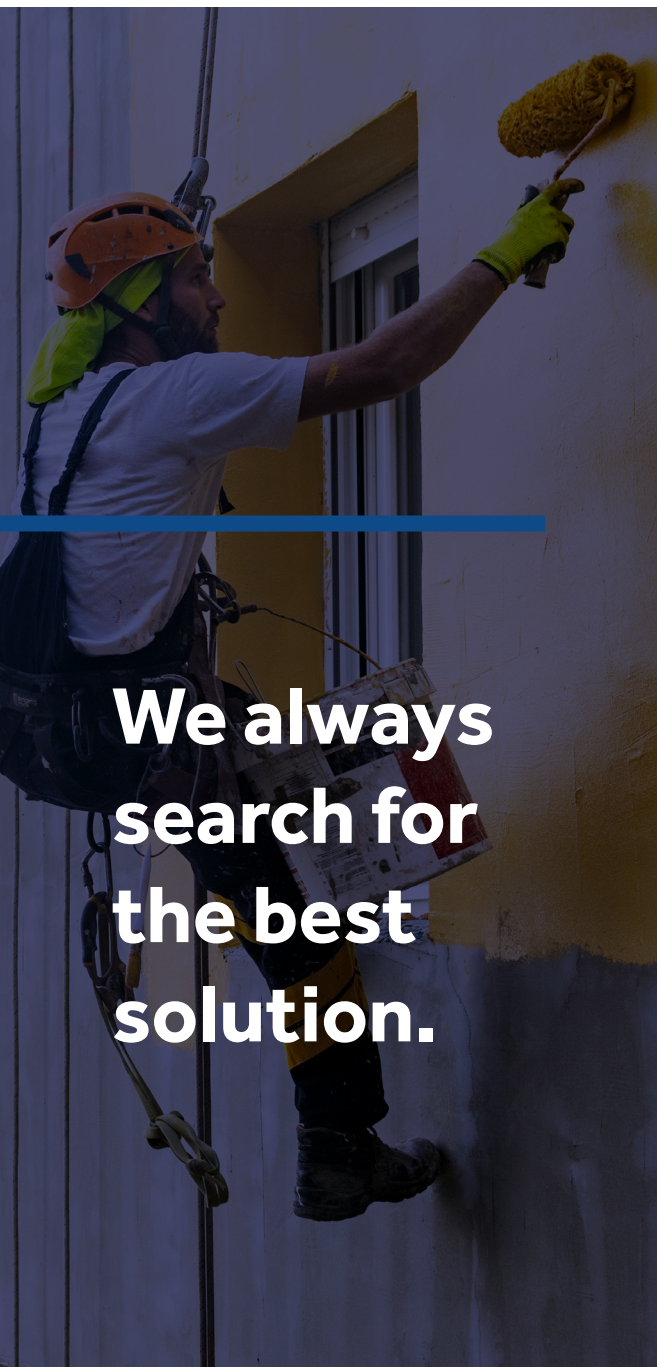
## Client Testimonials



At Shaw & Co, we pride ourselves on delivering exceptional service and exceeding client expectations. Our clients' testimonials speak volumes about our dedication, expertise, and professionalism.

Directors of Onslow Gardens Ltd chose Shaw & Co to handle various aspects of their construction project, including drawing up specifications, suggesting builders, comparing tenders, and inspecting the works. By doing so, they ensured the following points were covered:

- Access to an approved list of contractors with proven experience.
- A specification that allows for fair comparison across 3-4 builders.
- A professional who can assess quality, longevity, and effectively argue with builders on any unsatisfactory areas.
- Supervision without any concerns about checking the work done.

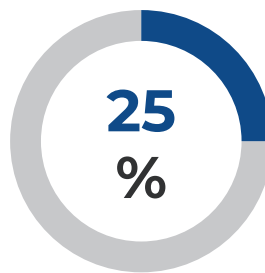


**We always  
search for  
the best  
solution.**

“

The cost to Onslow Gardens Ltd was considerably less than the directors were expecting, and we have Shaw & Co to thank. As I am sure you know, a lot of builders add an extra zero to their figures! Even with the fees, the whole works have come in about 25% less than we were expecting!

**Director of Onslow Gardens Ltd**

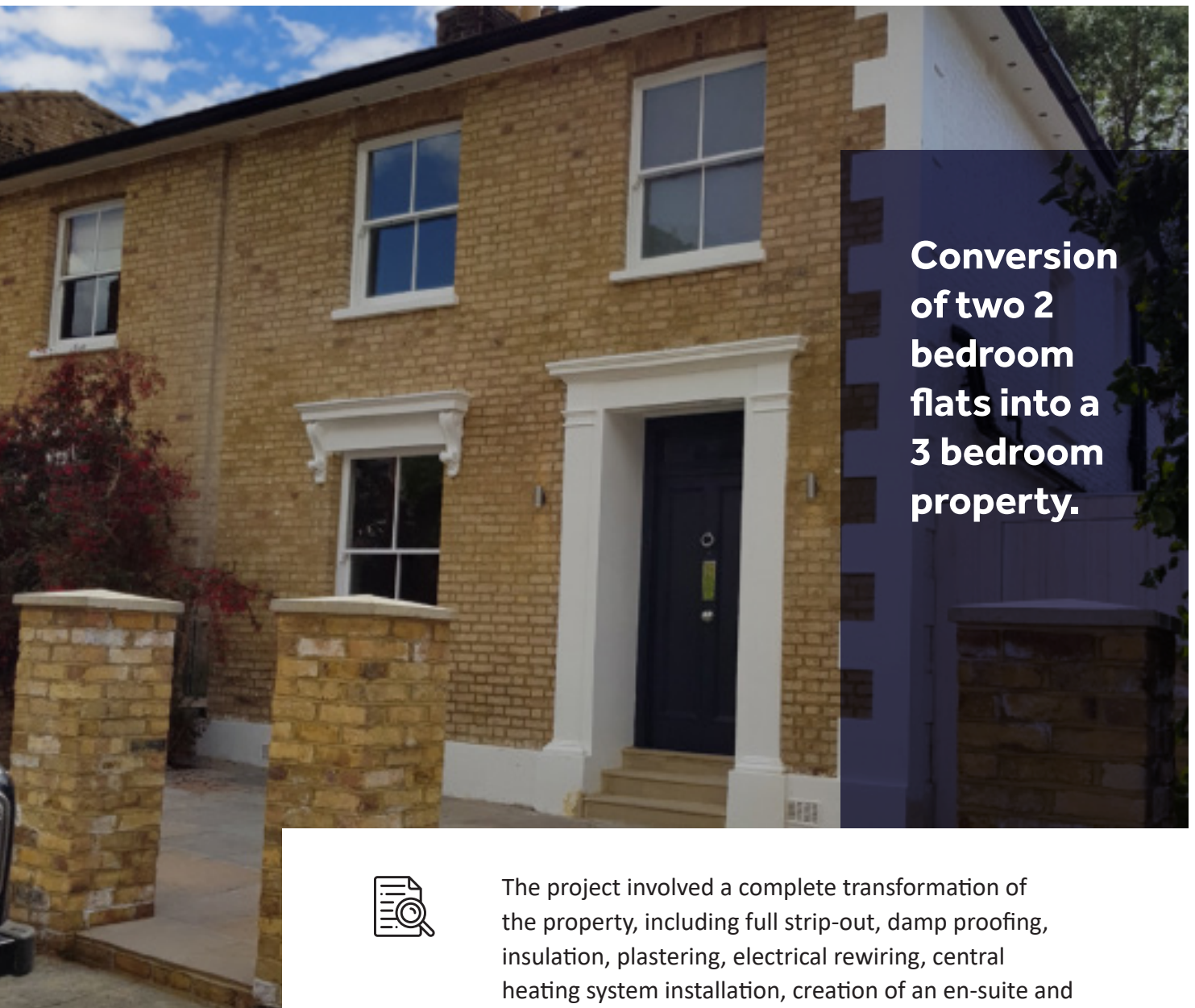


Shaw & Co's building surveyor received praise for his helpfulness and knowledge. His keen eye for detail allowed him to spot imperfections in the builders' work and ensure that errors and omissions were corrected to his satisfaction.

We were delighted to receive this testimonial which highlights the benefits of working with a professional surveying company like Shaw & Co, as we ensure high-quality work, cost control, and a smooth construction process.



# Case Study



**Conversion  
of two 2  
bedroom  
flats into a  
3 bedroom  
property.**



The project involved a complete transformation of the property, including full strip-out, damp proofing, insulation, plastering, electrical rewiring, central heating system installation, creation of an en-suite and bathroom, kitchen renovation, rear extension, roof overhaul, window and door replacement, wood flooring restoration, internal structural alterations, visual entry phone system, sound system installation, brickwork restoration, landscaping, and more. All works were completed to the highest standards.

### Contract Period:

The project was completed within the agreed 9-month timeframe.

### The Contract

A JCT Minor Works Contract was utilized for this project.



### Challenges and Solutions

During the project, it was discovered that the existing rear extension had shallow footings and non-compliant walls. The new extension was built in accordance with Richmond Council's permitted development guidelines. Additionally, a registered sycamore tree with a Tree Preservation Order

(TPO) was found during excavation. Planning permission was granted for its removal, under the condition that two new trees were planted in the garden. Despite these challenges, the contractor was able to complete the project within the agreed time frame.



# Case Study



## The Project

Queensberry House, a prestigious 1930s riverside development in Richmond, was built on the site of the original medieval royal palace of Henry VII. In 2016, the resident management company (RMC) appointed a reputable firm of chartered surveyors to manage and oversee the full external refurbishment of the block. The lowest tender cost was £455,000, which totaled over £595,000 when fees and VAT were added, resulting in a Section 20 bill of £12,500 for each lessee.





## The Solution

Dissatisfied with the high cost, the RMC decided to appoint Shaw & Co to re-survey the building, draw up another schedule of works, and obtain competitive tenders. This resulted in a lowest tender cost of £266,000. With fees and VAT added, the total cost was £348,000, or £7,250 per flat. This significant saving was achieved even though Shaw & Co's scope of works was more extensive than the previous consultant's and specified higher-quality materials in keeping with the character and status of the block. For instance, the previous, more expensive scheme planned to replace the original 1930s copper roofs and flashings with inferior, low-cost zinc. Shaw & Co replaced the copper with new high-grade copper.



In summary, by choosing not to proceed with their previous consultant and instead appointing Shaw & Co, the RMC obtained a higher-quality refurbishment contract that was completed on time and within budget, saving each leaseholder £5,250 on their Section 20 bill.

## Project Remit

- Full redecoration of external elements, including timber, metalwork, and masonry
- Repair and localized replacement of rusted metal railings and screens
- Stone and masonry repairs
- Replacement of rot-affected timber joinery
- Replacement of original 1930s copper roofs with new high-grade copper
- Roof repairs and gutter repairs
- Installation of new gutter brushes, reducing the cost of regular leaf clearance



## Contact Us

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