

# Building Consultancy & Asset Management

Innova provides consultancy services to a national and local client base covering all property and construction sectors, for private sector and public sector clients.

Our business not only focuses on the needs and expectations of our clients, but we ensure the information and experience we gather is used to help us further develop our services and ensure we provide a robust, class leading and resourceful business.

Our chartered building surveyors, project managers, building services engineers and business partners are committed to ensuring we remain at the forefront of our profession.

## Why Innova?

Our staff has experience in virtually all aspects of property and construction ranging from new build to repair, covering office accommodation to retail space and from football stadia to West End theatres. We never tire of a challenge and we don't take our clients for granted. We maintain a positive and energetic approach to our work on behalf of all clients. Our commitment to client service delivery is of paramount importance and that is why we invest in client care training, to complement the technical training and research we undertake.

We have a reputation for getting things done effectively, discretely and with the required result. We are proud of a track record which covers commercial, industrial, leisure, retail and residential property sectors. We bring together the skills available at Innova and those of our clients and business partners in working together to provide the most relevant and practical advice.

## What Our Client's Think...

"Innova provides us with an excellent, responsive and client centred professional service. They understand our organisation and they ensure the service we receive reflects exactly what we want."

*Rob Brittain, Property Services Director, Two Castles Housing Association*

"Innova's approach is a breath of fresh air. They understand our business and give good, straightforward commercial advice."

*Robert Lewis, Director, Corran Properties (ex Kilmartin Property Group)*

"A comprehensive and professional service that meets our business needs. As expected Innova has delivered practical advice that not only ensures the right solution for our buildings but also for our business."

*Peter Willans, Real Estate Professional*



## Our clients are primarily drawn from the private and public sector having service requirements across the UK. Our clients include:

- Property investors and developers
- Financial institutions and banks / lenders
- Commercial and industrial property occupiers
- Retail occupiers and trade counter operators
- “Not for profit” organisations (eg, unions, charities)
- Asset Managers
- Local authorities
- Leisure premises operators
- Housing associations / registered social landlords
- Solicitors
- Property agents
- Property Managers

## Our Service to Clients

- Building surveys and condition reports
- Technical due diligence
- Landlord and tenant matters
- Party wall surveyor
- Dilapidations and Schedules of condition
- Defects investigation and remedy
- Feasibility reports, schematic plans and budget cost reports
- Design and management of repair, maintenance and refurbishment projects
- Licences for alteration and landlord approvals
- Expert witness reports
- Statutory and landlord applications
- Service charge analysis and reports
- Energy performance and carbon reduction plans
- Construction monitoring service for future occupation or investment
- Reinstatement cost assessments (fire, flood, destruction insurance valuations)
- Health and safety risk assessments
- Maintenance planning
- Fire Risk Assessments
- Internal space planning and co-ordination
- Disability Discrimination Act Audits
- Budget planning and cost management of annual / life cycle property expenditure
- Neighbour and access agreements

## New Directions

Innova's commitment to service development is demonstrated by our retention of practising solicitors acting as consultants to our team and who are available to bridge the gap between legal interpretation and technical matters where this may be needed. This service has been applied with success on various matters. Our legal consultants work closely with clients and their solicitors to ensure service delivery is considered from all angles. This approach is adopted on matters concerning property transactions, acquisitions, lease reviews, Landlord and Tenant issues, health and safety matters, occupational liability and other fields.



For further information on this or other matters please contact us on

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