

MEASUREMENT AND CONSULTANCY SERVICES FOR COMMERCIAL REAL ESTATE



From property developments, portfolio disposals and investments, or as the framework surveyor for a prestigious estate, **Plowman Craven's** unrivalled measurement and consultancy experience is helping real estate managers and owners to make informed decisions that optimise their portfolios and increase returns.

www.plowmancraven.co.uk

50 years

exceeding and raising
industry standards

Why Plowman Craven?

We are **multi-disciplinary**

Whether you are looking to carry out due diligence prior to acquisition, standardise portfolio area measurements or monitor the condition of assets under management, we can accompany you throughout the investment lifecycle.

We are **independent**

As one of the most respected firms in the industry, we provide independent advice on everything from measurement and building surveying to technical and environmental due diligence, offering a tailored service package to suit your requirements.


We are **innovative**

From deploying the first laser scanners in Europe to pioneering the use of drones for surveying, we have spent more than 50 years at the forefront of technological advances in the property industry, adopting Building Information Modelling and 3D delivery as standard.

We are **trusted**

As the first company in our sector to have attained the coveted ISO 27001 IT Security certification, our many clients – including a number of high-profile Estates – are assured that confidential and sensitive data is managed with the highest level of care.





Plowman Craven's **measurement and consultancy teams** combine traditional practices with innovative technology to deliver bespoke property solutions that meet our clients' needs.

We understand that having the right property data and information is critical for business transformation programmes - particularly where portfolios are large and fluid. Our independence and expertise in this area can support your strategies, ensuring cost and time efficiencies when auditing, valuing and reviewing real estate assets.

Services include:

- **Area Measurement Surveys | Lease & Title Plans | Boundary Surveys**
- **Building Surveys | Dilapidation Reports | Technical Due Diligence**
- **Environmental Due Diligence | Underground Utility Mapping | Topographical Surveys**

Other complementary services include aerial mapping with UAVs, Measured Building Surveys, Rights of Light, Building Information Modelling and 3D Laser Scanning.

"How do you quantify the problems that haven't occurred? It's impossible to put a price on what has been prevented by knowing and being able to understand the site so well, and that's why we value the input and guidance of Plowman Craven."

Richard Meier,
Director, Argent
(King's Cross Project)

Some facts about us:

- **We operate worldwide**
- **We are one of the largest survey companies in the UK and our size allows us to respond quickly with highly skilled and technical personnel**
- **We provide a number of Property Asset Management services including Technical Due Diligence to support acquisition and disposal**
- **Our Property Teams provide a full range of measurement and consultancy services across the complete project lifecycle**
- **Our wide range of internal experts include Chartered Surveyors, Environmental Consultants, Engineers and CAD Technicians**
- **We operate and have experience in numerous market sectors including commercial property, logistics, retail and leisure**



Area Measurement

Whether dealing with a commercial, industrial, retail or mixed-use portfolio, our **measurement expertise and consultancy** saves clients both time and money, with digital delivery enabling investors, developers and owner-occupiers immediate access to their reports anywhere in the world.

At a Glance:

- Experience on some of the most valuable portfolio transactions in the UK and abroad
- Expertise in delivering RICS Property Measurement Standard (incorporating IPMS)
- Understanding of worldwide area measurement codes

Case Study

Landmark Measurements

Over the years, we've been involved on some exciting, iconic developments and large portfolios. Some recent projects include:

- The Shard
- Bloomberg
- Rail Property Assets

Our clients include:

- NHS
- Segro
- Network Rail
- M&G

Innovation

Mobile Delivery



Our online Client Access Portal, allowing

reports to be easily accessed, is fully optimised to work on mobile devices.

In addition to viewing detailed floor plans and comprehensive measurement data, clients can also interrogate high-resolution photography, mark up drawings and leave comments to share with stakeholders.

Technical Due Diligence

Our **Technical Due Diligence**

reports detail the physical condition of a property and are an important element in reducing the risk associated with buying or selling a property asset.

At a Glance:

- Complementary surveying capabilities provide a one-stop-shop
- Independent advice giving a greater understanding of the condition and design of the building
- Increased operating efficiency, improved risk-management and reduced costs

Case Study

One-Stop-Shop

Plowman Craven provided technical due diligence reports on a high profile transaction. Not only did we provide a full condition report, we also delivered M&E, lift and asbestos assessments at the same time.

Innovation

Taking to the Skies

To support measured surveys, condition reports and environmental assessments, we are able to rapidly cover large areas using advanced Unmanned Aerial Vehicle (drone) technology to deliver highly-accurate aerial survey data and high-resolution photography. We are fully licensed by the Civil Aviation Authority and our UAV services are seamlessly integrated into workflows throughout a project lifecycle.





Innovation

Predicting the Future

Noise, vibration and air quality during construction creates significant risk and can lead to programme delays, commercial impacts and reputational damage. We use the latest 3D software and monitoring systems to predict and monitor noise, vibration and air quality levels using real-time web interfaces and automatically trigger SMS texts to notify key stakeholders when elevated levels are detected.

Environmental Due Diligence & Planning Support

Through our specialist **Environmental Planning** division we are able to provide a range of environmental planning, monitoring and consultancy services at every stage of the project lifecycle, helping to identify and minimise environmental risks and maximise the potential for properties and sites.

At a Glance:

- Services range from pre-acquisition assessments and environmental due diligence to securing Section 61 consents
- Support with planning applications including Environmental Impact Assessments (EIA), Section 73 and Reserved Matters applications
- Latest technology enables prediction of noise, vibration and air quality impacts during demolition and construction

Case Study

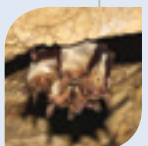
Back to School

Working for Mace as part of the Government's Priority School Building Programme – a £4.4bn project to rebuild and refurbish needy schools – we provided ecological, air quality, noise, abiotic and flood risk assessments. These were conducted across all schools, with environmental constraints recorded and reported. Effective mitigation was subsequently developed and incorporated in the design, thereby reducing any adverse effects.

Case Study

Environmental Due Diligence

We have undertaken environmental due diligence on a range of properties in London and the South East. Our services include provision of Phase 1 environmental assessments, highlighting environmental considerations predominantly with respect to ground conditions and contamination. Our Phase 1 environmental assessments are also used to support both purchase and disposal of properties and sites.



Building Surveys & Supporting Services

Our **Building Survey** reports offer wide-ranging coverage, providing expertise on everything from dilapidations and schedule of condition to planned preventative maintenance. We also supply M&E, lift and asbestos services.

At a Glance:

- **Trusted relationships with specialist third-party suppliers enable us to offer a one-stop-shop for all services**
- **Multiple exercises undertaken in just one phase reduces cost and timeframe**
- **Significantly reduces disruption to tenants**

Case Study

Portfolio Projects

Plowman Craven has been involved in several large Government portfolios including:

- Building survey exercise involving 88 properties across the UK, with a completion time of just eight weeks
- Over 550 properties UK-wide surveyed in a valuation exercise over a period of just six months

Innovation

Virtual Tour a Reality

Our Condition Capture product combines a written report with interactive 360° photography that allows clients to take a 'virtual tour' of the property. A site plan is also incorporated, along with hot links that show points of interest or a particular defect. The entire condition survey can be accessed via an online portal, enabling all stakeholders to understand the true site conditions.



Lease & Title Plans

Combining supplied data and site survey details, we provide clients with **lease and title plans**, access right lease plans and supplementary lease plans, as well as title reconciliation plans.

At a Glance:

- **Close relationship with Land Registry ensures Practice 40 compliance**
- **Enabling of space planning, general layouts, feasibility studies and refurbishment surveys**

Case Study

Servicing the NHS

In collaboration with key stakeholders, we're undertaking a programme of lease regularisation on 3,500 properties owned by NHS Property Services. By providing floor plans, site measurement and space attribution, we are enabling the efficient management of this national property estate and ensuring clarity between owners and occupiers.

Innovation

Digital Integration

Operating across a variety of markets that require different delivery platforms, Plowman Craven works in a complete digital environment. We understand the importance of interoperability, integration and data management and the technical requirement to work with Building Information Management, GIS and CAFM systems.

About **Plowman Craven**

Plowman Craven provides integrated measurement and consultancy services to the property and infrastructure markets, pioneering the use of technical innovation to deliver proven expertise and trusted results throughout the project lifecycle.

With more than 50 years' industry experience, Plowman Craven has contributed to many of the UK's high-profile redevelopment, infrastructure, heritage and estates projects. The company is built on honesty, integrity and a reputation for consistent delivery of quality service to customers who trust our expertise and professionalism.



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