



**John Goddard Associates**  
chartered building surveyors



Quality

John Goddard Associates

Chartered Building Surveyors  
Norwich

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**John Goddard Associates was formed in August 1998. We are an RICS regulated Chartered Building Surveying practice with a specialism for property law and professional services.**

The practice was set up and has been continuously developed to consciously provide a single disciplinary specialist practice, to ensure that the standard and professionalism of the Chartered Building Surveyor is not diminished within a multi-disciplinary environment.

This has allowed us to develop specialist property law consultancy services which are sought after by fellow surveyors, solicitors and a myriad of both private and commercial clients alike.

We provide all Clients, with an exceptional professional service in the field of building surveying on a nationwide basis, including lateral thinking and challenging the perceptions of the needs of our clients.

Reassuringly, instructions are undertaken or supervised by Chartered Building Surveyors, who are also Chartered Building Engineers.

Our surveyors also hold professional accreditations in the areas of property law, party wall surveying, access consultancy, commercial & neighbourly mediation and expert witness, and are also professional examiners in these fields.

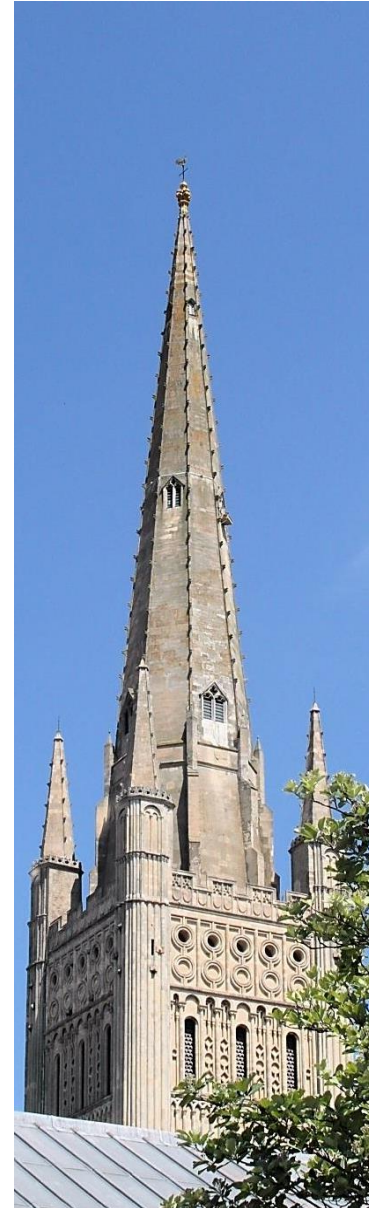
# Director



**John Goddard Managing Director**

**LL.M BSc FRICS C.Build E FCABE MFPWS  
Accredited Commercial Mediator**

- Master of Laws LL.M (advanced commercial property law)
- Chartered Building Surveyor
- Chartered Building Engineer
- Party Wall & Rights of Light Surveyor
- RICS Neighbour Disputes Service panel member
- Accredited Commercial Mediator
- RICS Panel Chairman for the Assessment of Professional Competence (APC) of candidates seeking Chartered Surveyor status.
- RICS APC Assessment Panel Auditor, monitoring performance of assessment panels.
- RICS Appeal Panel Chairman.





## More about us

**We undertake nationwide instructions including the London market, from our offices in the vibrant and historic City of Norwich.**

Due to the Managing Director's dual legal and surveying qualifications, held by few practising surveyors, we are in the enviable position compared with other practices to provide specialist property law consultancy either from the outset or whenever property law related issues arise during the course of a project.

We regularly accept referrals from local solicitors concerning more specialist matters eg, rights of light and party wall law in particular.

Through our work centering on property law we have relationships with both junior counsel and QCs who we are able to instruct if required, via the direct access scheme.

90% of our instructions are generated via repeat business from existing clients or direct recommendation.

We also have professional Curricula Vitae available where required for appointment consideration. Please contact us should you have a requirement for copies of these.

We are pleased to report that consistent feedback from our clients repeatedly highlights the exceptionally thorough detail and content of our reports which are presented clearly and intelligibly.

JGA are members of the Independent Surveyors and Valuers Association (ISVA). The ethos being one of independence and putting the client first, unlike organisations linked to and fettered by the commercial pressures of the residential survey market.

Further information on all our professional services is available on request.

# Property Law



Project: Dukes Wharf Norwich  
Services: Rights of Light Consultants & Party Wall Surveyors

**Rights of Light:** Common law rights of light, 3D existing and proposed models developed in-house, theoretical 'test' reports for sensitive sites, accurate actionable injury assessments and associated strategy advice are all provided to developer and private clients alike.

John Goddard Associates are the only local practice within East Anglia with the experience, knowledge and understanding to offer consultancy in respect of common law rights to light and also BRE daylight and sunlight analysis. We are able to construct 3D models of existing layouts and future proposals together with in-house analysis to provide the data from which right of light or daylight/sunlight reports are written. JGA uses the latest MBS analysis software.

**Party Wall Surveyors:** We have a demonstrable and renowned track record in party wall surveying. This is backed by membership of the Faculty of Party Wall Surveyors on the part of both Directors. At present, the FPWS are the only professional body who accredit party wall surveyors following examination of written Awards and a professional interview.

Our Party Wall instructions are diverse, and we act regularly as surveyor appointed by the building and adjoining Owner, together with agreed surveyor instructions. The Managing Director is regularly nominated as third surveyor and has undertaken this role where appointed surveyors have difficulty concluding matters between themselves.

We regularly accept solicitor referrals and offer sound, practical advice.



A robust and legally sound approach is always taken by our party wall surveyors, ensuring that the Act is dealt with as efficiently and expeditiously as possible, within the framework of often contentious situations. This is possible due to our specialist detailed knowledge of the Act in what can be a complex piece of legislation in terms of its correct interpretation.



Project: Crossfield House redevelopment Croydon  
Services: Party Wall Surveyors



Project: Harriet Walk Knightsbridge  
Services: Party Wall Surveyors

Our party wall surveyors have a specialist academic interest in the Act and are therefore able to offer enhanced professional services in this field.

As part of our more academic involvement, JGA have prepared and delivered seminars on the Act, which have been delivered to fellow surveyors, solicitors, contractors, developers and lay clients.





**Boundary Disputes:** Site surveying and boundary registration following boundary dispute resolution, boundary mediation services, and panel member for the RICS Neighbour Disputes Resolution Service (DRS).

**Access/Scaffold Licences:** Drafting and negotiating licence agreements to avoid access issues and associated contract delays.

**Crane Over-Sailing (jib swing) Licences:** Drafting and concluding agreements with appropriate drawn information and technical details prepared in-house.

**Equality Act 2010:** Access consultancy including design appraisals, specification drafting, access audits and policy advice for a range of clients and building types including historic buildings.



**Lease Renewal:** Landlord and tenant professional assistance for Secs 25-30 of the Landlord and Tenant Act 1954.



**Building Contract (& dispute) Advice:** Outlining contractual responsibilities for contractors, collateral warranty advice, traditional procurement and design & build contracts.



Project: St. John Maddermarket Norwich  
Service: Lease Advice Report

**Dilapidations:** We have vast experience in dilapidations in dealing with interim, terminal and final schedules for both landlords and tenants, including expert witness roles. We act on behalf of landlords or tenants, dual role appointments, complex cases, providing support to the legal profession, managing works prior to lease expiry, agreeing financial damages claims.

This is a complex area of law under the umbrella of commercial landlord and tenant matters, which deals with the issue of ongoing repair and disrepair to property, the various parties' liabilities, obligations and rights.



# Professional Services

**When time is of the essence, a rapid yet effectual service...**

## **Building & Home Surveys:**

Building surveys of residential & commercial property, detailed and comprehensive. We have developed a bespoke gold standard 'Home inspection survey' report more detailed than the traditional 'standard institution' style reports. We also survey non-traditional construction types.

**Defect Investigations:** Specific building defects, calcium carbide testing, salts analysis, endoscopic inspections and drainage surveys.

**Due Diligence Surveys:** A full building survey with additional investigations including neighbourly matters and statutory reviews.

**Condition Surveys:** Stock condition surveys for property portfolios.

## **Insurance Cost Reinstatement**

**Assessments:** Essential for property owners, insurance value for building insurance policies, cost data adjusted in-line with regional market conditions, Association of British Insurers' (ABI) recommendations, mitigate the risk of being under-insured.

## **Schedules of Existing Condition:**

Recording the condition of properties prior to the undertaking of building works and entry into leases.

## **Planned Maintenance**

### **Management Programme (PMMP):**

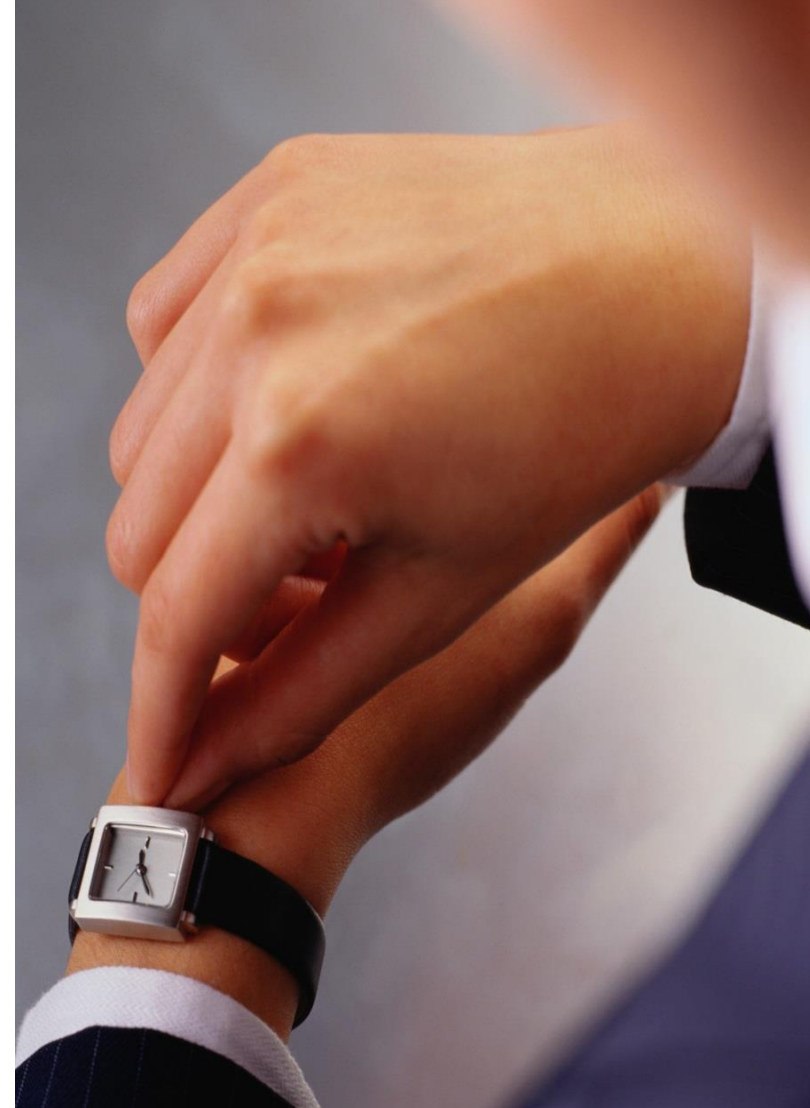
Strategic budgetary planning for on-going maintenance & repair, 5 & 10 year prioritised maintenance programmes, elemental costs including inflation provisions and data extraction for specifications of work.



Project: Aviva Marble Hall Norwich  
Services: PMMP



Project: New Nursery, Cliff Park Infants School  
Service: Architectural Design



# Construction

## Services

**Design & Specification:** High quality projects, best practice design for new build and refurbishment contracts, with technically sound, economic and reasoned solutions.

**Town & Country Planning:** Reviewing local planning policy, preparing planning applications and supporting information, management of third party consultants.

**Building Regulation Matters:** Preparing applications for new build, extension, refurbishment and alteration projects, Local Authority and Approved Inspector routes. Analysis of breaches in Regulations together with remedial advice.

**Contract Administration:** Acting as Contract Administrator under the JCT suite of contracts, dealing with technical matters, valuations, payments, progress and quality monitoring, snagging and certification.

**Employers Agent:** Acting as Employer's Agent on design and build contracts administrating the contract terms and providing professional advice to the client team regarding risk management and cost control.

**Project Management:** 'Leading from the front'; combining detailed technological, design and specification skills with wider legal issues, such as neighbourly matters and construction contract law.

## Complex Projects

Dealing with fast-track fit-out projects for new premises when time is of the essence.

Completing dilapidation works prior to lease expiry and managing tenant handover processes.

Delivery of challenging projects in occupied premises.

Adopting timely design and procurement processes with a commitment to delivering business continuity on time and on budget... every time.

## Health & Safety

**Principal Designer:** Acting as Principal Designer under the CDM Regulations. Provision of CDM consultancy services to designers and contractors.



Project: Broadland District Council Offices Norwich  
Services: Internal Fit out & Lift Installation



Project: Light Industrial premises Basingstoke  
Services: Design & Contract Administration

# Expert & ADR

**Expert Witness:** The Managing Director holds the Cardiff University Law School Bond Solon Civil Expert Certificate and regularly prepares single and joint appointed expert reports on commercial and residential matters such as dilapidations, professional negligence, building and boundary disputes, as well as acting as Expert Advisor in the stages of a dispute preceding the requirement for the appointment of an Expert.

We have experience of giving oral evidence in the High Court (TCC) and County Courts in a range of Expert related instructions. We also undertake Independent Expert determinations following Court directions.

**Mediation:** We provide mediation via our accredited Commercial Mediator and indeed provide mediation support to both commercial and private clients. We have also been involved in community mediation with Local Authorities for neighbourly matters, for example, noise disturbance.

Mediation forms one of numerous methods of Alternative Dispute Resolution or ADR as it is commonly known and is the most frequently used. This is a method of resolving a dispute without the cost, time and anxiety surrounding Court action. Mediation brings the parties together under controlled conditions and encourages the discovery and agreement of common ground.

The Courts now require mediation in most instances, and will direct that mediation takes place before litigation progresses in earnest.

Please request our leaflet on Mediation to find out more.



Project: Park Mansions, Knightsbridge  
Services: Technical Advice & Contract Administration

# Services & Coverage

## Property Law Consultancy:

Party Wall Surveyors  
Rights of Light Consultants  
BRE Daylight & Sunlight Analysis  
Common Law Licences (Scaffold, Jib swing, Construction Access)  
Boundary Disputes  
Dilapidations  
Access Consultancy (Part M & Equality Act)  
Health & Safety (CDM)

## Professional Services:

Residential & Commercial Building Surveys  
HomeSurvey Reports  
Defect Inspections  
Biomass System Defect Reports  
Planned Maintenance Management  
Schedules of Existing Condition  
Insurance Cost Reinstatement Assessments

## Construction:

New Build – (Residential, Commercial & Industrial)  
Refurbishment – (Residential, Commercial & Industrial)  
Design and Town & Country Planning  
Building Regulations  
Feasibility Studies & Development Consultancy  
Specifications of Work  
Building Certification & CML Professional Consultant's Certificate  
Contract Administration & Executive Project Management

## Dispute Resolution:

Contract Advice  
Expert witness (Including Single Joint Expert)  
Expert Advisor  
Independent Expert Determination  
Early Neutral Evaluation  
Neutral Evaluation  
Mediation  
Litigation Support

**Residential**  
**Commercial**  
**Industrial**



Project: Albion Wharf, York  
Services: Terminal Dilapidations (for tenant)

## So that's us in a nutshell.....

JGA now boasts an internationally based client portfolio. Both commercial and private clients have sought the benefit of our established reputation for personable, pro-active and rigorous professional service.

We very much look forward to being your chosen professional consultant on your next project.



Project: Private residence, Dalham  
Services: Dispute Resolution and Contract Administration

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City  
Life  
Real  
Estate



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