

# Mechanical and Electrical (M&E) Condition Surveys

Take control by identifying the lifecycle costings of your building's assets.



**Our condition surveys offer a strategic approach to managing building assets by assessing their condition and lifecycle costs. The service enables informed decision-making by allowing organisations to prioritise and budget for maintenance and repair of their buildings and assets, while improving energy efficiency and reducing costs.**

Optimising building performance is key to ensuring energy efficiency, reducing costs, and maintaining a comfortable and safe environment for occupants.

Our condition surveys enable planned maintenance and management backed up by comprehensive data to identify the lifecycle costings of assets and buildings. The process helps to manage budgets and prioritise works, allowing informed investment decisions to be made based on condition and estimated repair costs.

The survey can identify health and safety or statutory compliance issues and highlight any services that are not being maintained appropriately.

**We can help you improve energy efficiency, reduce costs and support budgeting for maintenance and repair of your buildings and assets.**

## Types of condition surveys

Our range of building performance optimisation services help organisations to identify areas for improvement, prioritise costs, and ensure optimal performance of buildings and infrastructure.

### Asset Condition and Lifecycle Survey

Our Condition and Lifecycle Surveys assess the condition of a building's mechanical and electrical systems, providing insights into their performance and identifying areas for maintenance or upgrades. The survey helps businesses make informed decisions about investments in their building's assets and infrastructure, such as HVAC systems, lighting, and building automation. The performance of assets are assessed, identifying inefficiencies and deterioration and graded typically A – D with remedial works given a priority rating.

### Planned Preventative Maintenance (PPM) Surveys

Our Planned Preventative Maintenance (PPM) Survey helps businesses develop a comprehensive maintenance plan, reducing the risk of equipment failure and prolonging asset lifespan. An asset management strategy will be developed that assists Estates and Facilities Managers to establish the condition of a property and identify any potential future building maintenance requirements usually over a five to 10-year period.

### Latent Defect Surveys

Our Latent Defect Survey identifies hidden defects that may impact building performance and occupant comfort. These are typically carried out towards the end of the defects liability period on a Building Construction Contract, where clarity on any defects is required before the breach of contract time period runs out so that the building owner or manager can claim economic loss.

### Dilapidation Surveys

A Dilapidation Survey is generally undertaken to assess a building's condition during a Lease Term or towards the end of a tenancy.

### Environmental Condition Validation Testing

Environmental Validation Testing helps businesses ensure their building is safe and healthy for occupants, testing for pollutants and harmful contaminants. We have the in-house capability to carry out Environmental Condition Validation Testing using calibrated instruments including:

- Lighting Lux Levels
- Acoustic Sound Measurements
- Ventilation Flow Rates
- Space Temperature
- Hot Water Temperature Surface
- Temperature of pipework, heat emitters and water services

**Benefits of condition surveys:**

- **Planned maintenance and management of your buildings and assets**
- **Avoid reacting to failures and facing unexpected costs that have not been budgeted for**
- **Identify health and safety or statutory compliance issues**
- **Support heat decarbonisation planning for your net zero journey**
- **Comprehensive data to identify the lifecycle costings of your assets and buildings**
- **Helps schools apply for funding, making informed investment decisions based on condition and estimated repair costs**
- **Review of existing servicing and maintenance records highlights any services that are not being maintained accordingly**

**Comprehensive reporting**

Our service features a streamlined approach to reporting that allows the data captured in the survey to be easily downloaded into Excel format to form the overall report.

A variety of templates have been developed that include built in Building Cost Information Service (BCIS) codes and drop-down menus that improve the data capture process on site and deliver a consistent and easy-to-understand report.

Photograph linking enables clients to view photos by following hyperlinks from within the body of the report.