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Issue #04  
Autumn/Winter 2022

**EK** EarlKendrick  
Project & Building Consultancy

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# EK Newsletter



## Back To Award-Winning Ways

Earl Kendrick Wins Highly Commended award at the News on the Block Property Management Awards





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## Autumn/Winter 2022 Update



**Welcome to Earl Kendrick's latest newsletter, a seasonal round-up of news from your favourite building surveyors – and Highly Commended runners-up for Professional Services Provider of the Year at November's Property Management Awards!**

When we put together our last newsletter in the summer, Britain was emerging from a record-breaking heatwave, and I wrote about the role of retrofit in helping keep buildings cool. Today, of course, that's the least of our worries – so it's good to know that the same techniques are also key to keeping our homes warm! Retrofitted buildings also help reduce carbon emissions and save costs – two concerns that have not diminished in the least in recent months.

The cost of living crisis remains at the top of the news agenda, with inflation driven by multiple factors. The ongoing after effects of Brexit and resulting labour shortages have combined with the long-term results of the pandemic and lockdown, with the Ukraine war bringing further disruption to global supply chains.

Inflation has hit construction as much if not more badly than other sectors. That's why we've put together a briefing on everything you need to know about construction inflation. In just a five-minute [read](#), you can digest the professional insights of the heads of Earl Kendrick's Reinstatement Cost Assessment, Cost Management and our London

Building Surveying teams, as they explain what has been going on over the past few months.

In this newsletter, you can also learn more about roof safety. Earlier this year, we teamed up with long-time collaborator Jason Clohessy to form EK Rope Access Surveys. Jason is a leading rope access specialist and an expert on roof safety testing. So, as well as offering inspections and surveys to our managing agent and facilities management client base, we are able to provide testing and certification of mansafe systems, as well as height safety testing. We also conduct hammer rebound tests for concrete and masonry, and look after lightning conductors, guardrails, and everything else found on your roof!

Finally – and speaking of the outdoors – like many of you, we are getting through the winter by making plans for summer. Following the success of this year's EK Summer Festival in Dorset, we've booked the same campsite, and will be joined by a select handful of clients, peers and friends – with partners and dogs in tow – to dance around the bonfire and relax over drinks in the marquee. We hope to see some of you there!

In the meantime, read on to find out more about the full range of surveying services we offer to meet the needs of any property owner or manager. We look forward to working with you in the weeks and months ahead – and if we don't see you before then, merry Christmas and a happy new year! ■

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## CASE STUDY



## Case Study: Vauxhall Estate

After four weeks shy of a year on site, this major internal and external refurbishment project – including window replacements with aluminium units and extensive fire remedial works – has been completed and it enters the rectification period at the time of publication.

A £4m contract on behalf of Grainger plc, was delivered this autumn, and our sincere thanks go to all stakeholders, especially the leaseholders who were very understanding and supportive throughout ■

### Expert Witness

Expert Witness Senior Surveyor and Associate Director, Glen Hardingham MRICS APAEWE, has added to his surveying repertoire and qualifications. “APAEWE” stands for Advanced Professional Award in Expert Witness Evidence. A number of our surveyors conduct expert witness work, so contact us in the normal way if you need our help.



● Gary Fraughen MRICS



### Framework Success

We're delighted to have been accepted onto the Pretium Asset and Property Management Consultancy framework, which delivers professional management and support for the delivery of asset maintenance and repairs services. The contracting authority is The Guinness Partnership. The framework is split into two Lots based on service stream, and framework users can choose between mini-competition and direct award to suit operational requirements and project circumstances. Earl Kendrick London is in Lot 2, for Asset and Property Management Support Services. This framework success enables us to work with any public sector client. For more details, see here: <https://pretium.co.uk/frameworks/asset-and-property-management-consultancy/>

## Gary Fraughen MRICS

This autumn, we welcomed Gary Fraughen MRICS to the London team, with a commercial surveying remit. Gary undertakes specialist commercial work for EK, including expert witness, technical due diligence, complex dilapidations, structural analysis and specialist project work. Having spent the entirety of his working life in construction – over 40 years in fact – Gary has established and managed large building surveying teams in the UK and overseas, and has also worked for the fire brigade and police, fulfilling projects that match his unique skillset. Gary is also an ecclesiastical specialist.

Gary has a deep passion for the sector and takes great joy in bringing candidates through their APC. He has delivered talks on behalf of the RICS and sat on university panels, helping to maintain accreditation quality for RICS.

Outside work, Gary has written two best-sellers having taught himself Latin and Sumerian, exploring etymology of ancient languages and their Occult (hidden) meanings. Gary's books are available through Amazon.

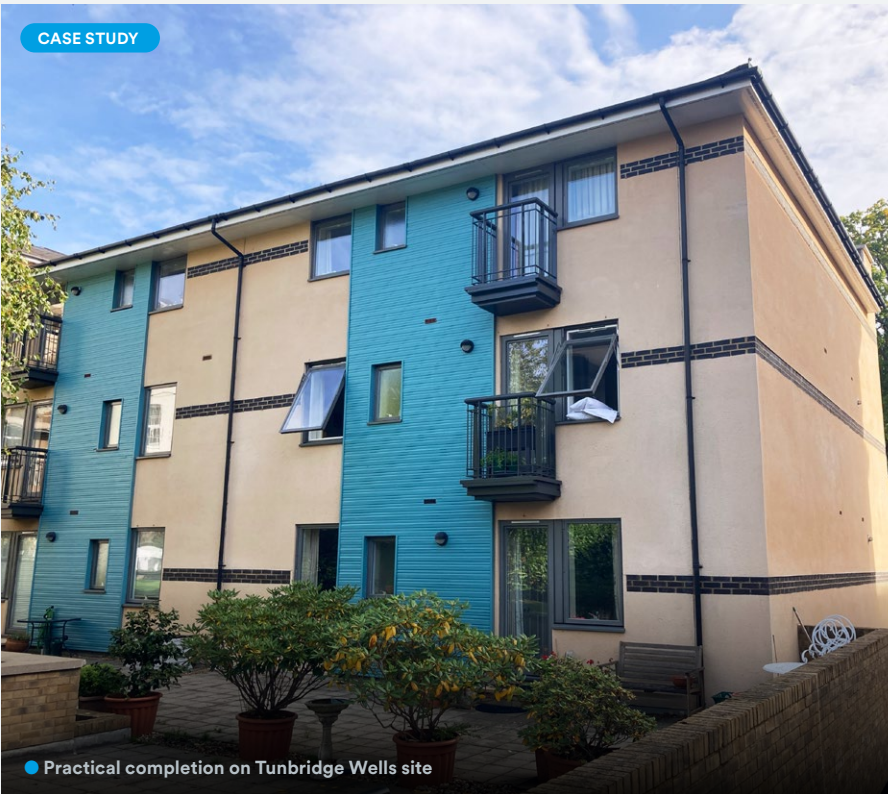


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## CASE STUDY



● Practical completion on Tunbridge Wells site

Project-wise, we have recently issued practical completion on a 'new build' site in Tunbridge Wells where works included cleaning of the render and pre-finished surfaces. One block had timber windows for redecoration otherwise it was metalwork redecoration to the balconies and railings. The works were carried out from MEWPS and long reach poles in order to reduce the requirements for scaffold.

Works have also been progressing well with the redecoration of a mid-century tower block also in Tunbridge Wells where the works have included redecoration of the render, concrete repairs and re-surfacing of the balconies together with an abseil clean of the cladding to the flank elevations. As the scaffold is being dropped to the elevations the site team has been receiving praise from the residents for the quality of works carried out ■

## Growing our Team in the South

**EK South is pleased to introduce a new member of the team, Morgan Pearson.**

Morgan is a student Building Surveyor at the University of Brighton, studying part time whilst working with us to gain on-the-job experience. We've started off his first day shadowing a pre-start meeting for a roof replacement project which will be followed by internal remediation of the flat below which has suffered extensive water ingress.

Morgan says: "I am delighted to have joined EK South while on a brilliant course at university. The opportunities Earl Kendrick has given me to gain experience in the building surveying world are invaluable. Simultaneously in

a classroom setting as well as working in the field and in the office puts the theory immediately into practice. Zoe and Lizzie are both incredibly knowledgeable and I appreciate the wisdom they pass onto me. I hope I impress enough to be given the opportunity to join EK South following my graduation."

Both Lizzie and Zoe have returned to their respective universities this month. Lizzie is to sit on the panel for questioning by the RICS for the University of Kingston to retain its accreditation, and Zoe returned to Brighton University in the capacity of RICS Ambassador on Behalf of the Early Engagement team, to introduce the benefits of the RICS membership to the next cohort of students.





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## PI Insurance and Fire Safety

Professional indemnity insurance (PII) premiums have risen markedly over the last few years, not just for building surveyors but the entire construction and management sectors. Some firms have been unable to secure cover for their core activities, such as building and fire safety. Without PI cover, the industry cannot survive, and often without the RICS, many firms would be unable to trade.

High profile fire safety failures have placed chartered surveying firms under particular pressure, some of which traded with zero fire safety cover. Other chartered firms, whose cladding work has made up a significant proportion of their total turnover, have had to give up such work altogether, which has contributed to the severe shortage of specialist providers.

EK North's own PI journey has been challenging, as we're specialist chartered surveyors for cladding remediation and fire safety more generally. With underwriters imposing blanket fire safety exclusions, we sought insurance assistance through the RICS Assigned Risk Pool (ARP), which guarantees meeting its minimum PI standards. The ARP brings together multiple underwriters, each of which shares the risk. Having provided the ARP with a detailed proposal form, six years' claims history, details of the current insurance arrangements and evidence of mainstream insurers declining to write the business, EK North and Midlands have secured appropriate and necessary PII cover.

Having been accepted, there was one more hurdle to overcome, and that was to ensure our current fire safety and cladding projects funded by the Building Safety Fund (BSF) and any future projects would be covered by our ARP cover. Thankfully all went according to plan there too ■

## We hold Professional Indemnity insurance with no fire safety exclusions or height restrictions.

Here are some of the ways we can help your teams manage fire safety for blocks of flats:

### Project Coordination for Cladding Remediation

- Coordination of full design team
- Review of existing information
- Advice on whether FRAEW under PAS9980 is beneficial (if you have already submitted to the BSF)
- Advice on procurement route and contractual approach
- On-site monitoring and regular reporting updates
- Attending stakeholder meetings
- Building height verification

### Compartmentation Surveys

- Full inspection of all fire stopping
- Fire door inspections
- Inspection of compartmentation of flats and common parts
- Advice on repair options
- Budget guidance for remediation

### Specifying Compartmentation Remedial Works

- Full technical specification to cover all internal remediation
- Production of full tender pack to help with Section 20 compliance
- Vetting of contactors
- On-site monitoring
- Works sign-off

### Principal Designer

- We can act as PD on all of the above works either combined as Contract Administrator/Employer's Agent or as a standalone instruction.

Would your team benefit from training/CPD on fire safety? Call us today on 0161 706 0676 or email [enquiries@earlkendrick.com](mailto:enquiries@earlkendrick.com) to discuss.



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By taking core samples we were able to identify that there was 70mm of polyurethane insulation installed. This was valuable information as we were able to include within our schedule of work for the lifting of several air conditioning units and skylights to accommodate the increased insulation thickness to achieve a 150mm upstand. This avoided unexpected costs for the Client once the project had started.

## Phoenix Court, Sheffield

**The time had come for roof replacement works to a 3 & 4 storey property in Sheffield, a former fire station that had previously been converted to student accommodation.**

The current freeholder saw potential in the property as a block of residential apartments for the rental market, and though works had already commenced internally to convert the property, the freeholder faced numerous leaks from the roofs which had prevented works to the top floor apartments from commencing.

Earl Kendrick was appointed as contract administrator and principal designer and swiftly attended site to carry out a detailed defect investigation in order to provide the client with an overview of the work required and budget costs.

Often when producing a scoping document (or specification) for high level work, we call upon our colleagues in EK Digital to take video and stills of the roofs via drone however on this occasion, the roofs were accessible safely.

Our initial inspection highlighted a number of defects to the roof which included areas of cracking, blisters, and detachment to the roof membrane, deterioration

of upstands, failure of solar reflective covering, and poor patch repairs.

As part of our initial defect investigations, we recommended that core samples were taken to determine the build-up of the roofs, followed by a thermal survey to moisture map the areas of insulation that were wet.

The benefit of a thermal survey is that it can assist with determining whether a full replacement of the waterproofing system is required, or if localised repairs could be undertaken and then the roof overlaid with an appropriate waterproofing membrane.

In this case the moisture mapping survey identified that a large proportion of the insulation was either wet or saturated and a full replacement was required.

It is important to note that if more than 25% of roof requires replacement then the roof would need to comply with the thermal performance requirements of Part L and would then require additional insulation installed.

With the information collected during the detailed investigations, we produced a comprehensive schedule of work to tender to a number of suitable contractors.



Though our initial instruction was in regard to the roof, we quickly identified that the timber windows required redecoration as the paint had flaked away and the timber was exposed. If the timber was not repainted it would eventually rot and require more extensive repairs or total replacement. To take full advantage of the scaffolding, the windows were included in the package of works, and what an improvement it has made aesthetically, along with prolonging the lifespan of the windows.

The project has now drawn to a close, on time, and within budget, much to the delight of the client who can now push forward with works to the top floor flat ■

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## Late 19<sup>th</sup> century apartment building refurbishment, Cirencester

EK West was instructed to provide a review and development appraisal for the refurbishment and modernisation of a circa 1895 property of traditional construction, containing just three flats, two of which were occupied with long-standing tenants. This led to a contract administration instruction.

Once the tenants were temporarily moved out, we set about drawing up a specification for all works, to include the full envelope of the building, introduce a new staircase, disabled access, and incorporate energy saving elements. Rising fuel costs were a primary factor in seeking alternative energy sources while reducing heat loss. In looking to reduce their carbon footprint, the client instructed an energy assessment (a service which we can now fulfil in-house) to ascertain future projected energy costs plus an examination of the suitability of the building for new energy technologies. A cost benefit analysis was performed.

The technologies assessed were: PV (solar panels), ground and air source heat pumps, and solar tubes. PV panels have formed part of the specification and we have built into our specification the infrastructure (e.g. new risers) for



air source heat pumps to be installed within the next five years. Naturally, new insulation is a key part of the spec.

Three able contractors were assembled for the tender list and the winning tenderer will start works on site in March 2023.

On the face of it, the project appears relatively straightforward, however we provided technical drawings, liaised with a renewable energy consultant, dealt with the building regulations submission, held discussions with planners, highways and conservation officers, agreed finishes with manufacturers,

tendered, carried out a cost analysis, value engineered, organised a separate strip-out programme, collaborated with a structural engineer, ensured compliance with CDM regulations, and even had a chat with the client's bank manager!

The project is likely to take up to one year. The funding is in and we will be hand-holding the client as they make decisions on finishes throughout the next few months. If all goes according to plan, the client would like us to advise on and project manage a new build scheme, just down the road ■



## Getting out and about in the West

I attended the LMP Event in Bristol on 3 November – the second that we attended this year. It was a great opportunity for property managers to top up their CPD and network with like-minded people, peers and socialise. We caught up with current clients and had discussions with others.

In common was the workload and stress property managers are having to deal with and we offered to assist by bringing us in to help, offering to attend AGMs for support when major works projects are being discussed and even suggesting one-off surgeries to answer specific questions.



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## Procurex 2022

My colleague Jake West attended the Procurex procurement event at Cardiff International Arena on 7 November.

This is an opportunity for small to medium enterprises (SMEs) working in Wales primarily, to promote their services to local authorities, NHS, schools and other public sector areas that usually don't enjoy the one-to-one treatment that smaller businesses can provide. Jake made a number of good contacts and I have been invited to submit our details onto various frameworks. Our heritage offering is of interest, especially to libraries, schools, townhalls and some council offices.

## Listed home in Tetbury, Cotswolds

The EK West team is midway through the refurbishment of a Grade II listed private family home in Tetbury.

The family is in occupation and a local contractor has been appointed after a lengthy tender process. There are a variety of works including the replacement of a large section of lead roof, Cotswolds Stone tile repairs, rebuilding a chimney and removing a large pillar from an existing kitchen to open up the space. The property comes with a great deal of history, having played a part in WW2 allied operations, and proudly displays some of the original stained glass from a local cathedral. The client was very keen to know when they could put their up Christmas tree! "Go for it!" ■



There are a variety of works including replacement of large section of lead roof, Cotswolds Stone tile repairs, rebuilding a chimney and moving a large pillar from an existing kitchen

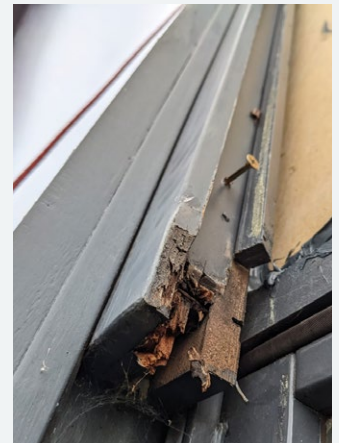




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## The importance of regular window inspections

**EK Rope Access Surveys were instructed to inspect high level windows on a large residential block close to Tower Bridge due to reports of falling window-frame sections. The windows were estimated to be installed nearly 20 years ago during a redevelopment of the building which used to be a food production factory.**

Over a weekend earlier this autumn, the fire brigade was called to the site and they removed loose hanging sections of the high level framework using their fire engine mounted ladder system.

When attending the site on the following Monday, we first inspected the windows

from ground level and they appeared to the naked eye to be powder-coated aluminium frames. However during our closer inspections from ropes, the frames were found to be constructed solely of hardwood timber which had subsequently suffered rot and failed causing a significant health and safety issue for the block due to potential failing glass panes, each weighing in excess of 100kg.

During our rope inspections of the block's windows, all frames were found to be suffering rot and decay. This information was provided to our client by way of a full report, including images.

Our ground based team of surveyors were able to use the information gathered to prepare a proposal for contract administration and project management to have the windows replaced, which is often a challenge for managing agents as the windows for the apartments are usually owned by the leaseholders individually, and therefore fall outside of the 'section 20' consultation regime. These are scenarios that we are fully versed in, and can provide you with end-to-end solutions, in-house. The starting point is being proactive about the state of the windows in the first place, using rope access ■

### Here are some of our rope access survey and inspection services:

- External Façade Inspections
- Planned Preventative Inspections
- Investigating Defects
- Roof Surveys
- Masonry and Concrete Inspections
- Gutter Inspections

- Photographic Recording
- Specifications of Work
- Window Condition Surveys
- Building Materials Sampling

### Our safety testing services:

- Mansafe Systems Testing and Certification

- Height Safety Testing
- Ladder Testing
- Eyebolt Testing
- Concrete and Masonry Testing (hammer rebound)
- Lightning Conductor Testing
- Guardrails Testing
- Edge Protection Assessments



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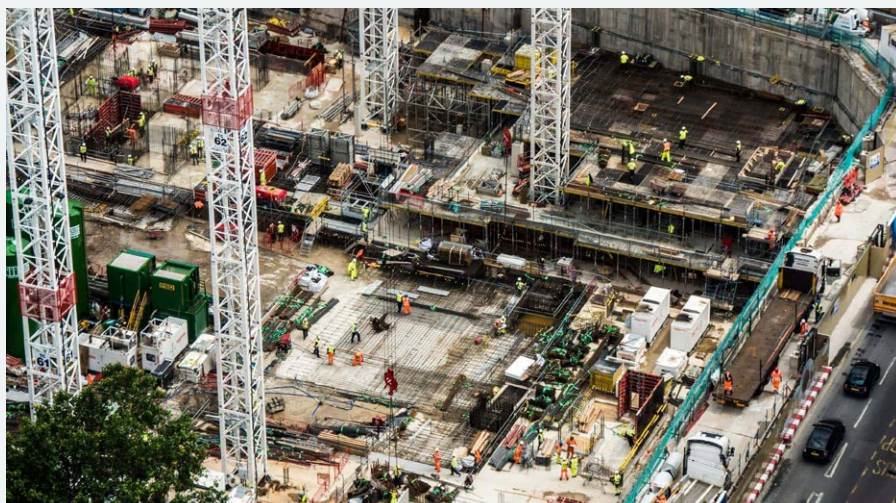
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## Construction Inflation Update Autumn 2022

It's been a busy autumn, although I found time to co-author a white paper on construction inflation, which you can read [here](#). Read it quickly before inflation rises further and an updated white paper is needed!

Below are some case studies from our recent work. As usual, please reach out to me for any help you need.

### Case Study: Expert Witness

Philip G Thomas MRICS provided expert witness services to a London based chambers for a case involving a dispute over pricing levels of an invoice in December 2021. He put his analytical skills to work in assessing the costs of the works, ensuring the comments and opinions on costs were reflective of prices at the time of the works in 2021. Philip provided a 'Part 35 Expert Witness Report' to the ongoing case.

### Case Study: Multiple Contractor Tender Bids – QS Support

EK Cost Management has been

providing ongoing QS support for multiple tender returns for two contractors – one based in south west London focusing on luxury residential, and the other in Kent with a varied pipeline of residential and commercial work. With an average success rate of 75%, Philip has taken great pride in keeping his 'finger on the pulse' of the market and working with the contractors to ensure the pricing is as lean as possible and reflective of a realistic cost base in an ever-evolving and volatile market place.

### Case Study: Apartment Building Refurbishment – QS Services

EK Cost Management has been appointed to provide feasibility cost estimate services for the refurbishment of a significant and impressive block of apartments in London. Repairs and refit include internal common areas and the external face of the building plus a relaying of the external car park surface and associated white lining. A prestigious project in a prominent location.

### Case Study: FinTec Platform Support

EK Cost Management has been helping an exciting FinTec investment company set up a platform to assist developers to better understand and forecast their construction costs in real time. In early production, Earl Kendrick's tailored construction cost inputs will be essential to developers and investors for the successful navigation of the current market and confidence in their viability assessment.

### Case Study: Cost estimation to Loss Adjusters and Residents Associations

EK Cost Management has been appointed to undertake multiple assessments of insurance claims across the UK for a variety of residential refurbishment and new build works that have lapsed more than 12 months. EK reviewed the work scopes and claims and updated the costs to reflect current day rates. In a highly volatile market, we were able to provide reliable cost estimates for concerned residents ■



## Example EK QS Services

- Cost Estimating
- Tender Management
- Contract Management
- Post-Contract Reporting & Valuations
- Final Account
- Third Party Cost Reviews



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## My first 6 months – Rupert Bennett



**“Having first joined EK six months ago, with a strong interior design background and sound knowledge of the property world, I was incredibly excited to begin my surveying journey with licence to alter team, working closely with Bill Pryke.**

The LTA team proved to be as engaging and exciting as I first thought and over these six months, I have been able to learn and develop my skills as a surveyor, throwing myself into interesting and dynamic projects and allowing myself to establish and manage relationships with clients whilst nurturing existing relationships.

It has been a pleasure to meet some passionate contractors, surveyors and designers in the surveying world who really care about the projects they are managing and the materials they are sourcing and procuring. I recently monitored an entire re-fit of a residential apartment in Holland Park. The contractor managing the project was engaging and communicative throughout the works, continuously inviting me to site to ensure that the acoustic insulation and waterproofing stages of the project were installed correctly and efficiently, choosing the highest quality materials and therefore future proofing the risk of noise disturbances and leaks. The quality of the

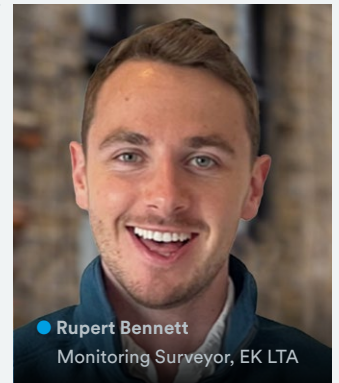
materials in relation to sustainability and aesthetics were well sourced and, frankly, stunning, contributing to the overall look and feel of the property. The contractor provided all the required documents in order to sign off the works and issue the completion certificate promptly and have now instructed EK LTA alongside the Landlord to act as the Landlord’s surveyor for other projects.

Our Licence to Alter team works on some of the most innovative and exciting properties in the capital, and sometimes we stumble across things we wouldn’t usually expect.

One morning I was reading a news article about a luxury penthouse for sale in the prestigious Glass Building, positioned in the heart of busy and bustling Camden, and later that day I was delighted to learn that I would be monitoring the building works at another apartment in the same building. My client and I arranged to meet in the spacious foyer, and I was guided up a set of imposing stairs to a door which would lead to the apartment I was due to monitor. What came next took me entirely by surprise. On opening the door, I was greeted with a beautiful, Japanese inspired first floor landscaped podium garden.

The garden was designed and landscaped as a verdant cliff between a neighbouring building and the Glass Building, dividing their two worlds. It was serene, in such contrast to the hectic streets below and, created a unique journey from the outside to the front door of the apartment. It was a real treat to see and a pleasure to work on this apartment.

I have enjoyed developing and honing my surveying skills within the LTA team over the



last six months. I am getting to grips with the LTA process, learning more about licences and the different covenants which may or may not be relevant to the property in question.

I am continually building my knowledge of the technical aspects of LTAs, whether that is in respect of structural works, waterproofing, acoustic insulation and planning, and how a holistic knowledge of all is required to confidently issue a licence at the beginning of the works, or a completion certificate at the end.

Being out and about on site visits, monitoring and viewing some incredible properties and meeting with different clients, contractors, leaseholders and designers, is balanced with the all-important reporting aspect of the role and I would recommend LTA to any aspiring building surveyors out there.” ■



**James Paul MRICS**  
Director, EK RCA

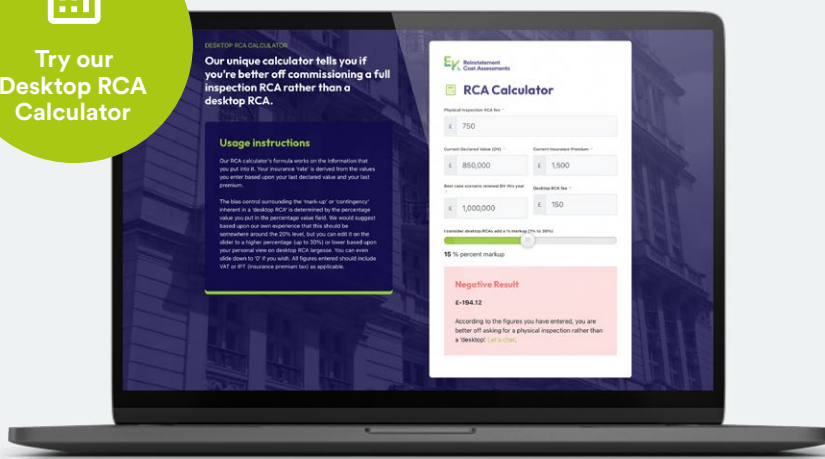
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Try our  
Desktop RCA  
Calculator



## Feeling the Heat of Underinsurance

In the event of a claim, underinsurance is a nightmare for all concerned. Insurance underwriters are despatching loss adjusters to properties that they believe are under-insured, and they organise their own assessment of the declared value.

In this case study, a family suffered a total loss due to a fire. The underwriter and their loss adjuster claimed that the policyholder was only insured for around half of what they should be insured for. In round numbers, the DV of £960,000 ought to have been £1.9m when the policy was taken out, according to the insurer. Although this was later revised to £1.5m, the difference still represented underinsurance of around £600,000 and therefore the insurer offered only to pay out around 60% of the total cost of the claim.

Rather than accept the insurer's assessment of the DV, the policyholder sought legal action and their barrister reached out to us for a lean and accurate RCA. We duly obliged and the result was around £1.2m, meaning the policyholder was indeed underinsured but in our eyes, not to the extent that the insurer was insisting. Barristers are arguing the case and a compromise is likely, however we anticipate that the policyholder will be considerably better off having instructed us. The ideal scenario is not to seek legal recourse in the event of 'pushback' from an insurer, but to proactively instruct reinstatement cost assessments every three years in line with RICS recommendations.

## Is it worthwhile ordering a desktop RCA?

Desktop reinstatement cost assessments are en vogue, no doubt driven by the economic climate and pressure property managers are under the keep service charge increases to a minimum.

Whether you're a property manager or a property owner organising buildings and terrorism insurance, you don't want to be paying a premium that is any higher than it needs to be. And that's why it's crucial to get the declared value right. If the declared value is higher, the insurance premium will also be higher.

A desktop RCA is carried out, as the name suggests, from behind a desk, rather than visiting the property in person. A desktop, therefore, is likely to be significantly less expensive than a physical visit. But is it a false economy to order a desktop? It can be.

Evidence that we have gathered indicates that a desktop assessment inflates a declared value by around

20% on average, and that 20% will increase the insurance premium pro rata. Most of the time, the savings made by commissioning a desktop RCA are wiped out entirely by the increase in the insurance premium resulting from a desktop.

Don't just take our word for it. Try our [Desktop RCA Calculator](#) and see for yourself. You can choose the 'markup' percentage, so if you think 20% is too much, reduce it.

We have also seen desktop assessments miss significant parts of a building or estate, so the result of a desktop assessment may be underinsurance (see the case study on the right) which presents a totally different set of problems!

For help and advice around reinstatement cost assessments otherwise known as insurance revaluations, please get in touch ■



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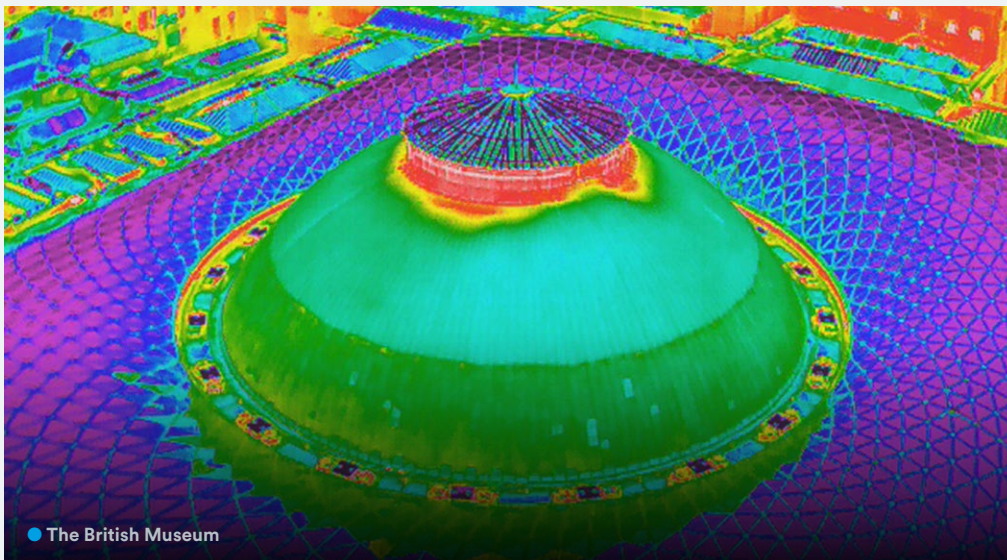
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**EK Digital thermal surveys for building performance are extremely useful in the field of retrofit and net zero targets**

## EK Digital's Thermal Surveys

We have focussed in previous newsletters on our drone surveys and how they can assist with understanding the performance of buildings and identifying faults.

For this issue, we are looking at thermal (infrared) surveys. EK Digital surveys buildings and roofs to see beyond the visual spectrum and identify where buildings are failing or performing well. This service is headed up by Zach Rebeiro, our Thermal Survey Lead and qualified building thermographer.

Thermal cameras are devices consisting of a sensitive heat sensor with the capacity to identify differences in surface temperatures. The camera records the infrared radiation from objects in a selective environment and creates an image based on the differing temperature measurements. It generates images that clearly locate hot and cold areas.

Thermal imaging has many applications in the construction industry including heat loss, moisture detection and electrical inspection. It provides a quick, non intrusive approach

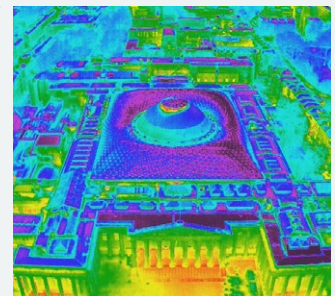
for problems that involve heat generation and transfer.

The biggest factor in any building for reducing carbon emissions and keeping energy bills low, is insulation. There are several simple ways to insulate a building which will help reduce heat loss, thereby lowering heating bills.

Knowing where to start is key and that's where a thermal survey can help. Thermal imaging is the best way to assess continuity of insulation once the building fabric is complete. It is also a very effective method of locating air leakage paths in a completed building.

EK Digital thermal surveys for building performance are extremely useful in the field of retrofit and meeting net zero targets.

Thermal surveys are also a useful non-destructive way of identifying water ingress. This approach helps to understand the performance of the roof over time and also for initial views prior to more costly or intrusive surveys such as Troxler/ELD moisture map surveys or sample testing especially where safe, direct access isn't available ■



**Thermal surveys can help provide an overall view of how your building(s) is performing. For example our surveys can help provide information on the following:**

- Missing insulation
- Heat loss/air leaks
- Water ingress on roofs
- Leak detection
- Underfloor heating detection
- Locating areas of thermal bridging



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## CASE STUDY



## Adjoining Owner's Surveyor

We were recently appointed to act on behalf of an adjoining owner by a building owner who was carrying out works to their property that were notifiable under the Party Wall etc. Act 1996.

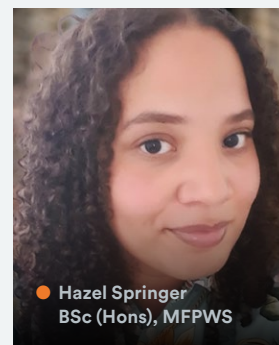
Our appointment was made under Section 10(4)(b) of the Act and this provision of the Act allows for a surveyor to be appointed on behalf of an adjoining owner who has not responded to a notice or subsequent 10 day request to appoint a surveyor, to not frustrate or delay works. We undertook schedules of condition of areas of the adjoining owner's property within close proximity to the works. We were able to make contact with the non-responsive adjoining owner in the end, and notified them of our role and advised them of the rights and obligations of the parties under the Act.

The building owner's works involved a refurbishment of their property which fell under the scope of Section 2 of the Act.

EK McQuade is regularly involved in party wall matters arising out of the Act. We would welcome the opportunity to act on your behalf and ensure that you are properly protected and safeguarded under the Act ■

## Meet the team

Hazel is passionate about the property and construction industry with a strong focus on the development and refurbishment of buildings.



● Hazel Springer  
BSc (Hons), MFPWS

**Q) Hazel, what made you decide to become a Building Surveyor?**

I have always held a fascination with buildings and their varying forms throughout the world. Growing up in West London, I spent a lot of my childhood exploring my local area and being captivated by some of the

beautiful examples of architecture and design that the city has to offer. Whether it was the leafy villas of Maida Vale, the Regency style buildings of Bayswater, or the quaint workers' cottages of Queens Park, every building has an interesting story to tell.

**Q) What is the most unexpected discovery you've made on a site visit?** Cleverly designed secret rooms in a traditional style Victorian terrace!

**Q) What has been your proudest surveying job or project to date?** I have a sense of pride towards all of the surveying jobs I have been involved in. Construction can often be a fairly stressful task, so it is always rewarding when a project is able to run smoothly and I am able to add value to a project so that, most importantly, the client is pleased with the outcome.

**Q) What is your favourite building in London?**

There are so many to choose from, however Whiteleys Shopping Centre in Bayswater is my absolute favourite and somewhere I spent a lot of time exploring whilst growing up. It has seen many changes over the course of its existence since opening in its current location in 1911, and is currently in the process of another major redevelopment which will no doubt be spectacular once it's completed. I have often expressed my desire to friends and family to live in Whiteleys. The new incarnation of the centre will also feature luxury apartments and a hotel.

**Q) Describe EK in 5 words!** Proactive, ambitious, thorough, personable & effective.

To get in touch with Hazel, send her an email or call the London office on 020 3667 1510.



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## Introducing EK Retrofit

In July, Earl Kendrick announced its newest service line, EK Retrofit, and I am delighted to say I am its lead surveyor. We are offering retrofit consultancy to landlords, managing agents and directors of residential buildings on improving the energy efficiency of their property, block or estate.

Given that 25-30% of the UK's CO<sub>2</sub> emissions are attributed to residential homes, and that 80% of our homes in use today will still be in use in 30 years' time, it seems clear that retrofit is the only way to hit the government's Net-Zero by 2050 target. In fact, it's been estimated that the UK needs to "deep retrofit" half a million homes a year for the next 30 years in order to achieve its Net-Zero goal.

The invasion of Ukraine in February caused a 30% increase in gas prices in just two days, compounding the issues of an energy market that was already in crisis. The prices are yet to lower or even stabilise, and with the energy price cap increase from £1,277 to £2,500 and a further increase to £4,279 confirmed for January, fuel poverty is a reality for many.

If nothing else, these events highlight the risks of being reliant on fossil fuels, and bring the government's aim to move away from them into acute focus. This autumn, EK Retrofit has been working on some interesting projects, where renewables are front and centre.

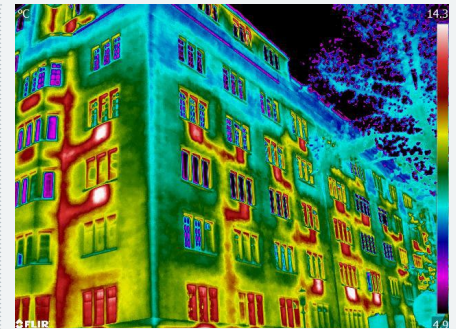
As part of the government's phasing out of natural gas, from 2025 gas boilers will be prohibited for installation in new homes with an anticipation that this will extend to existing homes from 2035. A common concern among our clients – particularly those who own or manage blocks with gas-fired communal heating systems – is what the alternatives will be? Air-source heat-pumps? Hydrogen



fuelled boilers? As we found out from our investigations into retrofit options for a prominent 100-apartment building in Kensington suffering from very high energy bills, the first matter to address was how to reduce the energy being lost via the building fabric.

By capturing high-quality infrared thermal images, our colleagues at EK Digital were able to identify significant heat loss via the building envelope. Where wall hung radiators and associated pipework sit adjacent to the external wall, the heat-loss externally was striking. Intrusive investigations at roof level found insulation to be saturated with rainwater. Once insulation is wet, its u-value dramatically increases, limiting its ability to retain heat. Single-glazed Crittal windows were another source of heat loss, especially in the heated communal corridors.

This leaking of heat and wasting of energy, meant that the consumption of gas required in order to heat the building was extraordinarily high. This high consumption rate, coupled with a high electricity pence per kWh rate, meant that switching to heat-pumps would unfortunately result in a significant increase in the cost of energy when compared with the existing gas system, despite its considerable environmental benefit of saving an estimated 316 tonnes of CO<sub>2</sub> per annum compared to gas. We can only hope the electricity rate comes back down to nearer its pre-energy-



crisis price, allowing gas systems to be feasibly de-commissioned, then we can take positive action to reduce the energy waste and consumption through roof insulation, pipework insulation, window upgrades and external wall insulation.

We've been diving into u-value calculations, energy tariffs and consumption rates and cross-referencing with the repair and maintenance requirements of this Kensington building's fabric in order to conclude the most feasible options for minimising heat loss. When advising our clients on retrofit measures, it's been crucial to weigh up the upfront capital investment of a measure with its long-term payback prospects.

This "fabric first" approach is set to be introduced as the preferred approach to retrofit via government policy in the recent amendment to the Energy Efficiency Regulations 2015. The amendments are designed to improve the energy performance of private rented sector homes, not least by raising the minimum energy performance standard to EPC band C. The Chancellor's recent autumn statement assigned energy *saving* an equal priority to energy *supply*, and a new dedicated energy efficiency task force and fund was announced, of which we eagerly await further details ■

Please do reach out to me to start your retrofit discussion —  
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