

We have so  
much more  
to offer...



J O H A L   R E G A N



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# Introduction



**Johal Regan is a company of Chartered Surveyors and Commercial Property consultants representing over 50 years of experience and expertise. We provide commercial property advice and support to owners, occupiers and investors.**

Based in East London, our highly motivated and creative team deal with all commercial sectors including retail, office, industrial, leisure, investment property, development sites and overseas.

Whatever your requirements, we will provide you with a friendly, high quality and professional service and will always strive to exceed your expectations.

Commercial property can be an excellent investment, yet managing that investment takes a great deal of time and energy. Rents need to be collected, maintenance and repairs need to be kept on top of, rules and regulations need to be followed. And that's just the beginning – there are security matters to consider, service charges to deal with and neighbour disputes to resolve, as well as the compliance of lease obligations that need to be enforced.

Johal Regan provides a commercial property management service that deals with all of these issues, and much more. We take control of all day-to-day management responsibilities, deal directly with your tenants, and ensure that your investment is protected and maximized.

## Why Johal Regan?

The professionals at Johal Regan are members of the Royal Institution of Chartered Surveyors and have the expertise to provide advice on all aspects of commercial property. We have a detailed knowledge of property law and all regulations applying to

commercial property, such as Health & Safety regulations and the Disability Discrimination Act. As commercial property agents we will also look after your interests by keeping a close eye on the market and identifying opportunities for future investment

# Valuations

BOOK VALUE

TOTAL PORTFOLIO  
AS OF 12/31/06

A NEW TRADING  
ON THIS CALLED  
YOUR ORDERS  
PLEASE

Real estate is often the single most important fixed asset in today's business environment. Whether you are an owner-occupier, a lender or an investor, knowing the true worth of your property assets is crucial to maximizing occupational and investment returns and in formulating strategic decisions.

Johal Regan provides experienced and independent valuation expertise in accordance with RICS Regulations for all types of residential and commercial property. Our team members have over fifty years' experience in the property market and are highly skilled in providing accurate and timely valuations.

Our valuation service includes the added value of a detailed analysis of leases and related documentation. We will identify and provide advice on important issues (such as troublesome terms or conditions affecting value).

# Rent Reviews & Lease Renewals



Whether you are an owner of a commercial property or a tenant, you should seek professional advice well in advance of the end of the lease, when you will have to negotiate a rent review or lease renewal. At Johal Regan our advice will help the process run smoothly and ensure you receive the best outcome.

### About rent reviews and lease renewals

Most leases make provision for rent reviews, usually after a three-year or a five-year period, and will set out a detailed procedure.

### How can we help?

A pre-requisite to being able to negotiate a successful rent review or lease renewal is a detailed understanding of the market and recent trends and deals, which are a by-product of a successful agency business. At Johal Regan we have extensive knowledge of both the marketplace and up-to-date legislation.

We can undertake a detailed review of the lease together with rental appraisals of most commercial properties. Our team will assist in negotiations and disputes with the aim of ensuring that a fair rent is set. As a landlord you will maximize the performance of your investment. As a tenant, you can minimize your costs.

# Sales & Acquisitions



Johal Regan specialises in acquiring all types of commercial property, development sites, care and nursing homes throughout the United Kingdom. Our professionally qualified personnel have many years of experience in sourcing the appropriate property in accordance with the client's brief.

### Finding the right property for you

We pride ourselves on our market knowledge and conscientious service, making sure that we fully understand your needs. We offer an extra creative spark that really adds value.

### A comprehensive service

With Johal Regan you will be able to take advantage of our other services, such as building surveying, valuations and project management. This breadth of knowledge means that we can help you to achieve your goals effectively and successfully.

### Looking to buy overseas?

If you are, you'll be pleased to know that Johal Regan sells property in selected countries. We can help you buy in the right place, at the right price. You can have total confidence in us, as we are members of the Association of International Property Professionals.

# Building Surveys



**Investing in property is one of the biggest financial commitments you will ever make. The best way to ensure that you have chosen the right property is by seeking professional advice from a Chartered Surveyor, who will act solely in your interest and who could save you money and spare you from future financial pressures and heartache.**

A building survey provides detailed information about the condition of a property. We can

tailor a building survey to your individual requirements, whether you are considering purchasing a property or wish to make repairs and alterations.

A property survey is one of the most important ways in which you can gain peace of mind and make the right decision. At Johal Regan we offer reliable, professional advice on the types of survey available, and provide clear, easy-to-understand reports tailored to your requirements.

There are two main types of property survey – the Building Survey, and the Homebuyer's Survey and Valuation Report (HSV).

## **What does a building survey involve?**

A building survey involves a detailed examination of all accessible parts of a property and can be tailored to suit your individual needs and concerns. It includes all major and minor faults, the implications of any defects and the possible cost of repairs. Our surveyor will examine closely the structure and condition of the building and, in some cases, may recommend specialist reports for drainage, electrical systems, central heating and timber diseases.

Once the survey is complete, a detailed technical report is published with advice not only on work that will be required in the immediate future, but also details of more long-term maintenance and repairs. A building survey does not include a valuation, although we will be able to provide a separate valuation report if required.

Whether you are buying or leasing a commercial property, it is important that you obtain a full building survey, so that you know the condition of the property and what costs you might face in terms of repairs and maintenance.

# Homebuyers Surveys



The Homebuyer's Survey and Valuation Report (or HSV) is a service carried out to a standard format, defined by The Royal Institution of Chartered Surveyors (RICS). It is recommended for properties built within the last 150 years, which are of conventional construction and in reasonable condition.

An HSV includes the property's general condition, any significant defects, inaccessible parts of the property which may affect its value, and urgent and significant matters that need addressing before exchanging contracts. It is not suitable for properties needing renovation, alterations, or extension, in which case a full building survey is recommended.

The HSV includes the value of the property on the open market and the recommended reinstatement cost for insurance purposes. It is not a detailed survey of every aspect of the property – it focuses on significant and urgent matters. It could potentially save you thousands of pounds in the future.

# Schedules



## Schedule of condition

Schedules of condition are an essential benchmark at the time of taking up a lease on a commercial property, due to the maintenance responsibilities which are commonly placed on a tenant. Under the terms of a lease the tenant will be required to return the building to the landlord in no worse condition than when the lease was taken. The tenant is responsible for repairs, maintenance

and even replacing parts of the building, fixtures or fittings.

At Johal Regan our surveyors can provide a schedule of condition both at the start and at the termination of the lease. The report will provide an accurate summary of the condition of the property together with any defects prior to occupation.

## Schedule of dilapidation

At or towards the end of a lease, it is normally necessary to establish the condition of a building to assess whether the repairing covenants and other parts of the lease have been adhered to. A schedule of dilapidations is normally prepared where the landlord's surveyor believes that there are necessary works required to the building to comply with the terms of the lease. Examples of dilapidations include a broken window or leaking roof. Costs for repair are usually prepared as part of the schedule.

A schedule of dilapidations allows the landlord to be compensated

for wear and tear to the building. We will act for landlords in preparing a claim, or for a tenant who wishes to defend a claim.

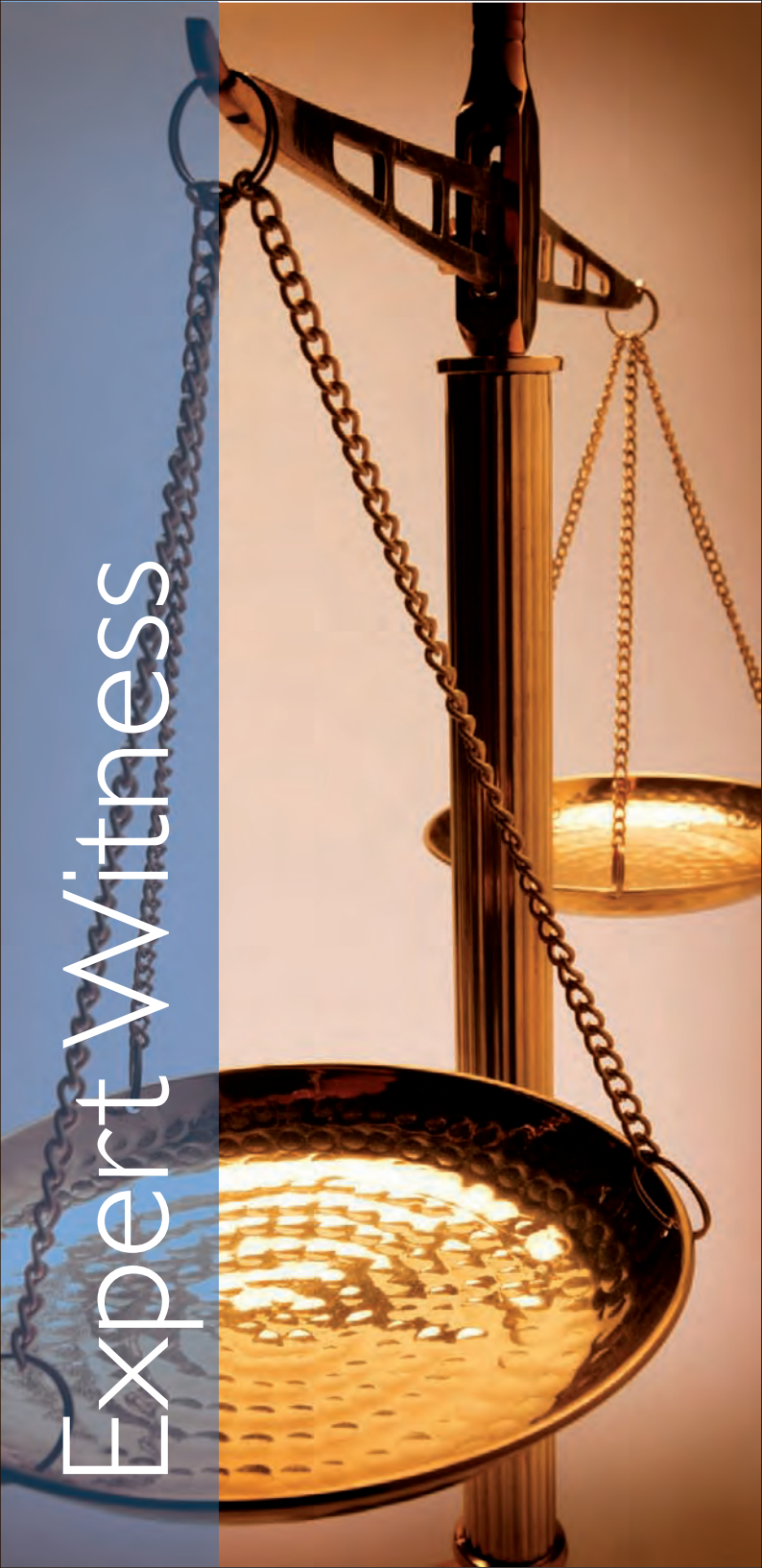
At Johal Regan our surveyors have a detailed knowledge of the practice of dilapidations and all legal implications. We provide up-to-date and clear advice, and have many years of experience providing schedules of dilapidations for a wide range of commercial properties. Dilapidations are a complex issue but with the advice of our chartered surveyors you can have peace of mind, whether you are a landlord or a tenant.

## Schedule of works

If you are planning building works such as major refurbishment or extensions, it is important to seek advice from a chartered surveyor who will draw up a schedule of works. This technical report details the building works including the materials, electrical and plumbing requirements.

Our highly skilled surveyors have provided schedules of works for a variety of commercial buildings including industrial, retail, offices and care homes. They can identify areas of work and future maintenance which have not previously been considered and which will add value to the property. The report can include drawings, maps and photographs.

# Expert Witness



Helping you when you need it most.

Johal Regan act as expert witnesses which means we can help you resolve disputes or deal with arbitration and litigation.

We have over 50 years' experience in helping developers, landlords and tenants through the minefield of problems which can arise when dealing with property ownership and occupation.

We can:

- Act for landlords and tenants in disputes regarding dilapidation's
- Provide expert advice regarding court proceedings or arbitration's

We can prepare reports on:

- Professional negligence in surveys and building works
- Defective building works
- Buildings in disrepair

Johal Regan will always aim to resolve a dispute before it reaches court proceedings. However, if court proceedings are unavoidable we can guide you through this difficult process in conjunction with your Lawyers.

# Lease Plans

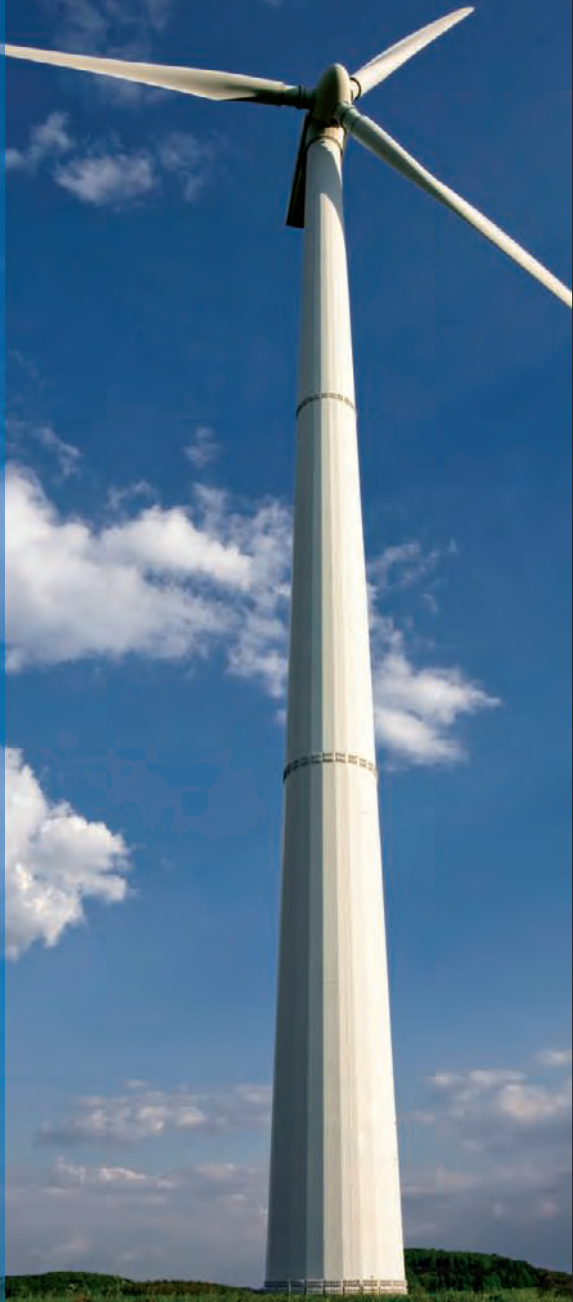


We work with agents, solicitors, freeholders and leaseholders to prepare Land Registry compliant lease plans for residential and commercial properties. We provide a speedy turnaround and charge competitive fees.

### When a Lease Plan is required?

The Land Registration Act specifies that all new leases over seven years, or existing leases sold or assigned with seven years left must be registered with Land Registry, and as part of the registration a compliant Lease Plan (a detailed plan of the property) must be included. All plans are RICS code of measurement compliant. Floor plans will help buyers to see the potential of a property and to plan for future adjustments. They are an excellent resource for agency websites, property detail and advertising. Our service will save valuable time for your employees and clients.

# Energy Performance Certificates



**An EPC tells you how energy efficient your property is, using a scale from A to G called the Asset Rating. Band A represents the most efficient property which is likely to have the lowest fuel bills and have less impact on the environment. Energy efficiency is based on CO2 emissions. An EPC remains valid for ten years (subject to building modifications).**

### **How does an Energy Performance Certificate affect me?**

If you construct, sell or lease a property, regardless of its size, an EPC is required. Or, if you make certain building modifications that involve the addition or removal of building parts, or the extension or introduction of heating, ventilation and air conditioning services, you will also need an EPC. If you do not comply with the regulations regarding an EPC, you could face a maximum penalty for non-compliance.

### **Can an energy performance certificate save me money?**

An EPC will be accompanied by a Recommendation Report. This will describe measures that could save money and energy.

### **How can Johal Regan Chartered Surveyors help me?**

The Johal Regan team is well trained and fully qualified to provide an EPC. We will help with all aspects of your EPC requirements, which can be complex and confusing:

We will advise if you need to obtain an EPC

- We will explain exactly when an EPC is required, whether you are a developer, landlord or are looking to sell a property
- We can provide expert information if you are dealing with a multi-tenancy property

# Party Walls



## What's so important about party walls?

As a property owner or landlord you need to be aware of your rights and responsibilities regarding party walls. These have been set out in The Party Wall etc Act 1996. Put simply, you must notify your neighbour and gain approval before carrying out building work, which affects a party wall, or excavations near party walls.

The Party Wall etc Act is there to protect all property owners and avoid disputes. Where disagreements arise, a chartered surveyor should be appointed who will have the expertise to resolve disputes so that work can go ahead.

## Johal Regan Chartered Surveyors?

We have detailed knowledge of The Party Wall etc Act 1996 and many years' experience working with our clients to resolve party wall matters, saving them time and money.

Our team are well trained, conscientious and will help with any worries you may have. They will also deal with your neighbour in a clear, calm and friendly manner, ensuring that relations on both sides remain positive. We have dealt with a wide range of party wall matters and will provide expert guidance to both individuals and developers with a varied portfolio of properties.

If you instruct your chartered surveyor well in advance of any building works, you have a much greater chance of avoiding any disputes before they arise, so that your plans can move ahead smoothly.

# Fire Risk Assessment



As an owner of commercial or business premises (or of buildings of multiple occupancy which have common areas), you must comply with the Fire Safety Order, which came into force in 2005 and was supplemented in 2006. This states that you should take reasonable steps to ensure that any risk of fire is reduced, and that adequate safety measures have been implemented. If you have not complied with the regulations, you may not be insured in case of fire.

At Johal Regan we can provide a fully compliant and comprehensive Fire Risk Assessment for all size of business including retail premises, hotels and warehouses.

Our fire risk assessor will visit your premises, make an inspection and provide a comprehensive yet easy-to-understand report. We will identify all fire safety hazards, and check existing fire safety measures including fire drills, extinguishers, signs and notices, and fire doors. The report will include an action plan to ensure that fire risks are minimised and adequate procedures and equipment are in place in the event of a fire.

# Planning Permission



**Negotiating the planning process can be time consuming and expensive... so let the experts do it for you! Our expertise covers everything from planning applications, site appraisals and planning briefs, to appeals, enforcement, development plans and much more. Whether you need help with one issue, or a complete project management service, Johal Regan is a very wise choice.**

## **Development**

If you are considering development we can help you to identify the development potential of a building or land and advise whether it will be acceptable to the Local Planning Authority.

We will guide you through all aspects of your development plans and can negotiate consent for commercial properties such as retail, office, industrial or care homes. We offer a full construction management service to our clients, from the process

of launching a project to the completion of the building works. This service includes negotiation with designers, architects and contractors.

Developers may encounter numerous planning issues, such as Section 106 agreements, change of use, impact assessments and expert witness appearances. We will identify your needs and tailor our service accordingly, providing clear, practical advice. We can help you to avoid pitfalls and will suggest strategies to move your plans forward quickly and successfully.

## **Building Regulations**

As well as planning permission, property owners and developers are required by law to obtain Building Regulation approval in advance for the majority of projects.

Johal Regan can provide full guidance on building regulations and prepare your applications. The regulations are constantly evolving and we ensure that our team are kept fully up-to-date with all changes.

# Contract Administration



**If you are starting or considering construction work, it is strongly advised that you seek the advice of a Contract Administrator. It can be a complex and time-consuming exercise requiring management, procurement and risk assessment skills.**

There are many pitfalls you could fall into which may result in serious delays and overspends. These could include selecting the wrong contractors, receiving poor financial advice, or being unaware of Building Regulations.

Our skilled Chartered Surveyors have many years of experience as Contract Administrators for a wide variety of commercial properties. We will manage your building project, from planning the work to full completion. We will identify and prepare a detailed strategy saving you valuable time and ensuring the success of the project.

## **A tailored service from Johal Regan**

We tailor our services to your personal requirements enabling you to relax and have peace of mind. Whether this is your first building project or you are an experienced developer, you will be provided with the right expertise. A good Contract Administrator will be your lifeline, helping the process to run smoothly from beginning to end.

Above all, we are dedicated to take away the hard work, so that our clients can relax and enjoy their new build project. A successful and profitable outcome is always our aim.

# Care Sales & Acquisitions



**We offer a commercial agency service both for buyers and sellers of care homes, together with a professional consultancy and design service.**

Johal Regan is a property consultant, commercial agency and chartered surveyors with professional expertise in the care sector. Johal Regan is committed to providing a high-quality, flexible, friendly and completely confidential service, which will ensure that the buying or selling process is completed smoothly.

Unlike many other commercial agencies, our Directors have owned and managed their own successful care homes since 1990, and have experience in both elderly care and mental health. Our Care Consultant has worked for some of the largest care home operators in the UK and has a Diploma and BSc in Nursing and holds the RMA Qualification. Johal Regan's associate company have received ISO:9001 and IIP (Investors in People) accreditation.

Johal Regan's support does not end once you have made a purchase. Our consultancy service includes a wide range of advice on all aspects of successfully running a care home. We also provide guidance on care home design.

Contact Us



Contact us today for a chat to discuss your plans. We will be happy simply to answer any questions or worries you may have, and if you choose can provide a free quotation tailored to your needs.

We look forward to working with you!

If you would like to discuss your plans and get a quote,

contact us on

**020 8532 2222**

or e mail us at

**info@johalregan.co.uk**

Why not visit us at

**www.johalregan.co.uk**

Johal Regan is regulated by the Royal Institution of Chartered Surveyors



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