

property and building consultancy



introduction

With 50 years experience in development Roughton International has substantial experience in the planning, design and construction of all public buildings, and providing operations and maintenance support.

We provide a full range of in-house buildings expertise including architecture, structural engineering, building services and quantity surveying.

Our mission is to be a multidisciplinary consultant of choice, recognised for the excellence and effectiveness of our services. We offer experience, rich heritage and world-class skills, supported by our specialist knowledge, quality and safety systems and understanding of the built and natural environment.

Our Vision is to exceed the expectations of all our stakeholders and to be at the forefront of consulting excellence.

Our independence ensures a personal business relationship with Clients. We recognise that the key elements of service include:

- Sound technical knowledge of the services involved
- A high level of co-operation, co-ordination and communication with both Client representatives and end users
- Fast and effective response
- Development and implementation of cost effective solutions to the diverse problems that may be encountered
- Ensuring that all works are carried out to programme and within budget
- Maintaining the highest standards throughout the project life time
- In-depth understanding of complex specifications and project environments



who are we?

Roughton is an established, independent consultancy, trading for over 60 years, with an excellent reputation for understanding our Client's needs and delivering high quality solutions and projects.

We offer a full range of services and expertise, from single discipline small scale instructions, to multi-disciplinary long term commitments, allied to full project management and contract administration capability.

In the UK our public sector client list includes local authorities, transport companies and housing associations. Banks, major construction contractors, facilities managers and developers are found amongst our growing private sector list.

Our experience extends across the following building sectors:

- Office
- Industrial
- Retail
- Residential
- Leisure
- Development



office

Roughton offers a range of building and general practice surveying services to Clients who are sourcing new office space, or relating to existing premises. We also provide commercial property management services:

- Capital and rental valuation advice
- Rental valuations and reviews
- Lease renewals and extensions
- Property management
- Condition surveys
- Measured surveys and CAD
- Refurbishment advice
- Design and specifications
- Acquisition and disposal advice
- Investment advice
- Specialist additional input – civil, structural, building services engineers

Clients in this sector include:

- Facebook
- HTC
- Private Clients
- Transport for London
- Santander



industrial

Roughton has a long history of providing consultancy services to numerous clients and portfolio managers in the Industrial sector, such as:

- Condition surveys
- Schedules of condition
- Building pathology and defect analysis
- Refurbishment advice
- Employer's Agent
- CDM-C
- Project monitoring and project management
- Specialist additional input – civil, structural, building services engineers
- Capital and rental valuation advice
- Rental valuations and reviews
- Lease renewals and extensions
- Property management
- Condition surveys
- Measured surveys and CAD
- Refurbishment advice
- Design and specifications
- Acquisition and disposal advice
- Investment advice

Clients include high profile transport companies and established contractors:

- London Underground Ltd
- First Rail Holdings
- Vinci



retail

Roughton undertakes a variety of retail consultancy instructions, in addition to larger scale multi-disciplinary projects incorporating engineering and project management services:

- Building surveys
- Refurbishment advice
- Project monitoring & project management
- Specialist additional input – civil, structural, building services engineers
- Condition surveys
- Schedules of condition
- Building pathology and defect analysis
- Refurbishment advice
- Employer's Agent
- CDM-C
- Capital and rental valuation advice
- Rental valuations and reviews
- Lease renewals and extensions
- Property management
- Measured surveys and CAD
- Design and specifications
- Acquisition and disposal advice
- Investment advice

Clients in this sector include:

- Dollar Financial UK Ltd
- Transport for London
- Cafe Nero



residential

Roughton provides an extensive range of services to Clients in the residential sector, ranging from investors, banks and private landlords, to Councils and Housing Associations. Services include:

- Building surveys
- Rental valuations
- Lease renewals and extensions
- Valuation of residential property for lending, investment and advisory purpose
- Property management
- Dilapidations & leasehold liabilities
- Statutory and Landlord approvals
- Party Wall Act
- Specialist additional input – civil, structural, building services engineers
- Insurance and reinstatement cost assessments

Clients in this sector include:

- BNP Paribas
- Hampshire Trust Plc
- Barratt Homes
- Taylor Wimpey
- Lambeth Living
- London Borough of Camden

- Sanctuary Housing Association
- Sovereign Housing Association
- New Forest District Council
- Transport for London
- Harpenden Building Society
- Lloyds Bank
- Halifax
- Esurv



leisure

Roughton has established working relationships with private and public sector Clients in the leisure industry, from single discipline small scale instructions, to multi-disciplinary long term commitments, providing the following services:

- Refurbishment advice
- Design and specifications
- Building pathology and defect analysis
- Project monitoring and project management
- Construction advice
- Employer's Agent
- CDM-C
- Specialist additional input – civil, structural, building services engineers
- Condition surveys and schedules of condition
- Building pathology and defect analysis
- Refurbishment advice
- Capital and rental valuation advice
- Rental valuations and reviews
- Lease renewals and extensions
- Property management
- Measured surveys and CAD
- Acquisition and disposal advice
- Investment advice

Clients in this sector include:

- The London Bar Consultants Ltd.
- London Borough of Southwark
- Transport for London
- Slender Winter Partnership
- Hotel chain – can't remember name!!



development

Roughton's building and general practice surveying teams provide an extensive range of services to Developers, and offer a multi-disciplinary capability in conjunction with our in-house engineering divisions.

Services:

- Development Appraisals
- Feasibility Studies
- Pre-acquisition surveys
- Acquisition and disposal advice, strategy and searches
- Planned maintenance and procurement
- Asset management
- Valuation of commercial and residential property for lending, investment and advisory purpose
- Market commentary
- Specialist additional input – civil, structural, building services engineers
- Flood risk assessments
- Planning advice
- Design input
- Planning and Building Regulation applications
- CAD
- Project monitoring
- Contractor valuations

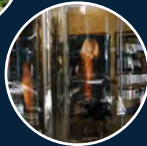
Clients in this sector include:

- Private Clients/investors
- High Net-Worth Individuals
- Property Developers
- Lakehouse
- Barratt Homes
- Taylor Wimpey
- Transport for London
- Private and High Street banks



building and surveying services

- Acquisition and Disposal Advice
- BIM
- Building Surveys
- CDM Coordinator
- Civil Engineering
- Commercial Valuations
- Dilapidations Advice & Negotiations
- Energy Efficiency
- Environment & Public Health Engineering
- Facilities Management
- Leasehold Enfranchisement
- Lease Renewals & Extensions
- Mechanical & Electrical Engineering
- Party Wall Issues
- Planned Maintenance & Procurement
- Project Management
- Property Management
- Rental Valuations & Reviews
- Residential Valuations
- Structural Engineering



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multi-disciplinary services

- Building Services
- Building Surveying
- Civil Engineering
- Public Health Engineering
- General Practice Surveying
- Quantity Surveying & Cost Consultancy
- Project Management & Monitoring
- Contract Administration
- CDM-C
- Structural Engineering
- Facilities & Property Management
- Geotechnical and topographical surveying
- CAD services
- Building Information Modelling

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other roughton services

- Air quality
- Asset management
- Bridge engineering
- Building services
- Construction supervision
- Contract administration
- Due diligence
- Drainage design
- Economic feasibility
- Environmental impact
- Expert witness
- Feasibility studies
- Flood risk assessments
- Geotechnical investigations
- Highway engineering
- Hydrological studies
- Infrastructure design
- Intermodal appraisal
- Landscape architecture
- Masterplanning
- Pavement engineering
- Planning
- PPP & PFI
- Programme management
- Project management
- Quantity surveying
- Rail engineering
- Risk management
- Secondment of professional staff
- Structural engineering
- Transportation planning
- Wastewater
- Water