



clarkebond

"Thank you ever so much and appreciate the time, effort, professionalism and fun we have had on this journey so far."

Client, Project C

Technical Due Diligence Ground Engineering & Contamination

Clarkebond is a multi-disciplinary engineering and management consultancy. Being a dynamic and growing engineering consultancy we are recognised as innovative business-led engineers with a comprehensive and sustainable approach to urban regeneration, property development and infrastructure projects.

As part of our wider, comprehensive technical due diligence services we have developed systems that concisely draw together ground quality data focusing on early identification of key liability issues that may affect property asset value or impact on future site use or development constraints.

These services are equally relevant to single site, or portfolio transactions.

Contamination assessment considers:

- Historical & current land use
- Potential on-site and off-site contamination sources
- Recorded pollution incidents
- Sensitivity to environmental receptors
- Liability relating to of the Environment Act
- Potential remediation requirements
- Risk Rating.

Ground engineering research includes:

- The natural ground
- The influence of man of the ground characteristics
- Underground & surface mining
- Groundwater and flood risk
- Unexploded ordnance risk
- Foundation stability under current use
- Future foundation and ground engineering considerations
- Risk Rating.

For more information contact: katharinebarker@clarkebond.com

Project A: Portfolio of 12 properties (34 units)

Pre-acquisition surveys of industrial sites for a consortium of investment groups completed within 4 weeks.

Each site covered by an individual comprehensive report, with a condensed summary for rapid assimilation at investor board level.

Contamination and ground engineering assessment for industrial properties across England and Scotland, including site reconnaissance, interrogation of site and local authority records, data search, risk ratings.

Project B: Portfolio of 97 properties

Pre-acquisition assessment of commercial properties for a single investor.

Peer review of vendors TDD information and preparation of summary information and Risk Rating, highlighting pertinent costs, risks and/or liabilities that may be attributed to a site.

Project C: Portfolio of 26 properties (1,776 units)

Pre-acquisition assessment of commercial properties as part of the Client's business expansion. Completed in 4 weeks.

TDD assessments for twenty six serviced office properties across southern England and Wales.

In addition to a dedicated Geoenvironmental report for each site, data was condensed into tabular format and incorporated into the full TDD summary.

Project D: Portfolio of 19 properties

Pre-acquisition peer review of third party Building Survey Reports for a single investor.

Preparations of a summary report detailing key points and recommendations for properties of potential concern.

- civil engineering
- structural engineering
- facade engineering
- geoenvironmental engineering
- environment & sustainability
- engineering management
- resilience & recovery
- infrastructure & drainage
- transport planning
- BIM

For more information please go to www.clarkebond.com or call 0207 939 0959