

Proposal for Dilapidation Survey

Project Title: Argosy Drive Development (Phase 1)

Location: [Former Building 305 and Cargo A Carpark, Argosy Drive, The World Freight Terminal, Manchester Airport, M90 5PZ]

Client: Columbia Threadneedle/ Quartz Project Management

Prepared By: Sightsafe UK Limited

Date: Prior to Construction Work Commencement.

1. Introduction

This proposal outlines the scope of work for conducting a dilapidation survey in advance of a proposed large-scale construction project. The survey aims to document the existing condition of surrounding properties and infrastructure to mitigate potential disputes and claims arising from construction-related impacts.

2. Objectives

- To provide a comprehensive record of the current condition of buildings, roads, utilities, and other infrastructure adjacent to the construction site.
 - To establish a baseline for comparison post-construction.
 - To support risk management and legal protection for all stakeholders.
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3. Survey Area

The survey will cover:

- All properties and infrastructure within a [50–100m] radius of the site boundary.
 - Public and private assets including:
 - Residential and commercial buildings
 - Roads, footpaths, kerbs, and street furniture
 - Utility covers, manholes, and drainage systems
 - Boundary walls, fences, and landscaping
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4. Methodology

- **Visual Inspection:** Conducted by qualified surveyors.
- **Photographic Documentation:** High-resolution images with geo-tagging.

- **Video Walkthroughs:** Optional for comprehensive coverage.
 - **Written Reports:** Detailed condition assessments with annotated images.
 - **3D Scanning/Photogrammetry:** For high-value or sensitive structures.
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5. Deliverables

- A full dilapidation report including:
 - Annotated photographs
 - Maps of surveyed locations
 - Summary of findings and notable defects
 - Recommendations for monitoring
 - Digital archive of all media and documentation
 - Signed acknowledgements from property owners (where applicable)
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6. Timeline

- Survey to be completed prior to any site clearance or construction activity.
 - Optional follow-up surveys at key milestones or post-completion.
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7. Stakeholder Engagement

- Notification and coordination with affected property owners and local authorities.
 - Access arrangements for private property inspections.
 - Sharing of findings with project managers, insurers, and legal teams.
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8. Compliance

- Adherence to RICS guidance on building surveys.
 - Compliance with local planning and safety regulations.
 - GDPR compliance for all data and imagery collected.
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9. Fees and Terms

To be confirmed

10. Approval

Please review and confirm acceptance of this proposal to proceed with scheduling and execution of the survey.

Signature: ____

Name: _

Date: _