



# From the biggest project

To the smallest detail. We've got it covered.



# TFT in Scotland

Tufffin Ferraby Taylor (TFT) advises commercial property investors, owners and occupiers wishing to acquire, dispose and manage property in Scotland.

Our team includes highly motivated and skilled Building Surveyors who provide professional advice and guidance.

TFT's core service offering in Scotland is:

**Technical Due Diligence (TDD)**

**Dilapidations**

**Property Consultancy**

**Project Monitoring**

**Principal Designer**

We enjoy long and trusted relationships with many clients, including Amazon, Aviva, Screwfix, Tesco, NewRiver, The University of St Andrews, Nuveen Real Estate, Steinhoff, Legal & General and M&G.

We are industry experts in our key service lines and adopt and implement best practice throughout our work. We support a number of bodies such as the Scottish Property Federation (SPF) and RICS, and provide a specific Scottish viewpoint on all property matters in the country.



# From the biggest project...



## Edinburgh St James Edinburgh

Edinburgh St James is Scotland's largest and most significant mixed-use development in a generation. Acting for the Joint Venture investors of APG and Nuveen Real Estate. TFT has been appointed as Monitoring Surveyor for the entire c £850m development.

The former 1970s shopping centre, car park and former Scottish Government offices have been demolished and significant evacuation work has been completed to make way for the 1.7m sq ft development. Edinburgh St James is scheduled to open to the public in 2020 and will consist of 850,000 sq ft of prime retail space with over 85 shops and over 30 restaurants spread across eight levels.

### TFT role Project Monitor



## Government Property Agency Offices Edinburgh and Glasgow

TFT was appointed by Legal & General (L&G) to carry out Technical Due Diligence (TDD) and subsequent Project Monitoring of eight significant developments across the UK. These are all pre-let to the Secretary of State For Communities and Local Government as part of a wider rationalising of their portfolio.

Two of these developments are at New Waverley in Edinburgh and at Atlantic Square in Glasgow, each creating in the region of 200,000 sq ft of Grade A office accommodation in the cities. TFT is monitoring all aspects of the Development.

### TFT role Project Monitor

# ...to the smallest detail



**Uberior House**  
Edinburgh

**TFT role**

Pre-Acquisition TDD of a city centre office on behalf of Knight Frank Investment Management (KFIM).



**Allerdyce Road**  
Glasgow

**TFT role**

Dilapidations survey and negotiations on behalf of Steinhoff Group.



**St Vincent Street**  
Glasgow

**TFT role**

Project Management of the refurbishment of a listed 8 storey office building for Aviva.



**Westergate**  
Glasgow

**TFT role**

Project Monitoring on behalf of The Royal Bank of Scotland of a hotel being developed by Starwood Capital.



**Union Street**  
Aberdeen

**TFT role**

Principal Designer services of a complicated retail based external facade repair project for Aviva.



**72-78 Murraygate**  
Dundee

**TFT role**

Pre-acquisition TDD of a mixed-use scheme on behalf of Canada Life.

# We've got it covered



**The Bonham Hotel**  
Edinburgh

**TFT role**

Vendors TDD survey on behalf of Starwood Capital Advisers LLP of a New Town located boutique hotel.



**Travelodge**  
Edinburgh

**TFT role**

Pre-Acquisition TDD on behalf of Knight Frank Investment Management (KFIM).



**The Tun**  
Edinburgh

**TFT role**

Pre-Acquisition TDD and specialist defect analysis of a multi-let office on behalf of Boultbee Brooks Real Estate Limited.



**Amazon Max 380**  
Livingston

**TFT role**

Pre-Acquisition TDD and Photographic Schedule of Condition of a large warehouse for Amazon UK.



**Expansion of pub portfolio**  
Various sites across Scotland

**TFT role**

Project Management and Design on behalf of JD Wetherspoon.



**Westport 102**  
Edinburgh

**TFT role**

Pre-Acquisition TDD of M+E services for Cording Real Estate Group.

# We know how...



**Reinstatement Cost Assessment (RCA) Portfolio**  
UK & Europe

**TFT role**  
26 RCA surveys of principal city centre offices in Paris, Berlin, Frankfurt and London on behalf of Tishman Speyer.



**Office Team**  
Cambuslang

**TFT role**  
Dilapidations survey on behalf of Office Team Ltd.



**Nuffield Leisure**  
Edinburgh

**TFT role**  
Pre-Acquisition TDD, on behalf of Woodrow Investments Inc.



**Retail Acquisition**  
Ayr

**TFT role**  
Pre-Acquisition TDD, schedule of condition and monitoring of works on behalf of Screwfix.



**Omni Centre**  
Edinburgh

**TFT role**  
Principal Designer for Aviva Investors for three retail leisure units undergoing refurbishment.



**Industrial Acquisition**  
Dundee

**TFT role**  
Pre-Acquisition TDD and monitoring of landlord's works for Amazon.

# ...to support UK wide portfolio instructions



## **Amber Infrastructure Reinstatement Cost Assessment (RCA)**

Across the UK and Ireland

TFT were appointed by Amber Infrastructure to complete Reinstatement Cost Assessments on 111 properties across the UK and Ireland.

The properties were of a variety of uses including Court Buildings, Police Training, Centres offices, High Schools and Primary Schools. The portfolio was inspected and reported within a tight time-scale as a result of the approaching insurance renewal dates. The instruction also included annual desktop updates for two years in line with the RICS Guidance Note for RCA's.

### **TFT role**

Reinstatement Cost Assessment



## **Supporting an expanding trade counter network**

Across the UK

TFT has worked with Screwfix for a number of years. By utilising standard frameworks and procedures established in tandem, TFT has been able to support Screwfix with their aggressive expansion plans.

The TFT Scotland team have worked across Scotland monitoring new build developments and inspecting existing properties. The team assist Screwfix further by producing and negotiating Schedules of Condition and Schedules of Works for attaching to new buildings.

### **TFT role**

Technical Due Diligence, New Building Development Monitoring and Dilapidations

# ...and Scottish assignments



**Main Street**  
Wishaw, Scotland

**TFT role**

Pre-Acquisition TDD of a retail and office building in Wishaw on behalf of the potential purchaser.



**Day Nursery**  
Dundee

**TFT role**

Pre-Acquisition TDD survey and Schedule of Condition of a nursery building in Dundee on behalf of the potential purchaser.



**Market Street**  
Paisley

**TFT role**

Dilapidation negotiations of a retail and office building in Paisley on behalf of the tenant, Steinhoff Group.



**Retail Alteration Works**  
Glasgow

**TFT role**

Monitoring of tenant works on behalf of the landlord - Tesco.



**Business Park Units**  
Aberdeen

**TFT role**

Principal Designer for Aviva Investors for two out of town office buildings.



**Firth Road**  
Livingston

**TFT role**

Dilapidation negotiations of a large industrial distribution warehouse in Livingston on behalf of the tenant Steinhoff Group.

# Trusted by clients...

"TFT undertakes the role of Project Monitor at the Edinburgh St James development and we have been impressed with their level of detail and diligence in undertaking this demanding role".

**Stephen Wicks**  
Director, Shopping Centres  
Nuveen Real Estate



"TFT completed a portfolio of 111 Reinstatement Cost Assessments (RCA) on behalf of Amber Infrastructure. The portfolio was well managed by Alasdair and we were impressed with the level of resource and the delivery of the RCAs within demanding time scales."

**Colin Simpson**  
Director  
Amber Infrastructure



"TFT has assisted Screwfix with our expansion plans in Scotland and the rest of the UK. The TFT Edinburgh team have undertaken Technical Due Diligence and New Build Development Monitoring upon all of our Scottish sites. They operate under tight time scales and provide coherent and detailed advice that allows Screwfix to minimise risk and transact in a timely manner".

**Paul Embleton**  
Acquisitions Manager  
Screwfix



"TFT is undertaking the role of Project Monitor and Client Representative at the New Waverley, Edinburgh and Atlantic Square, Glasgow developments that Legal and General are forward funding. The TFT team are proactive and diligent providing a cooperative approach with Developers to help them achieve their targets whilst sticking to the rigour of the Funding rules. Drawdowns are completed in restricted timescales and the design and construction elements are being closely assessed and monitored against programme and quality standards."

**Pippa Burchett**  
Head of Technical Services  
Legal and General Property



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We regularly publish articles and papers on property matters. Three recent pieces are shown below.

[\*\*The TFT Purple Book. A guide to Dilapidations in the UK.\*\*](#)

[\*\*TFT Dilapidations Flowcharts - Scotland.\*\*](#)

If reading this in hard copy please visit: [tftconsultants.com/insight](http://tftconsultants.com/insight)

# Don't just take our word for it



In addition to Edinburgh, we also have offices in London, Birmingham, Bristol, Cardiff, Guildford and Manchester



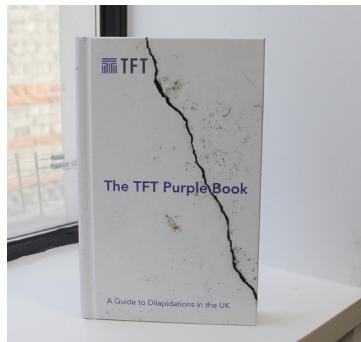
The average length of staff service here at TFT is a whopping nine years



We are currently monitoring over £1 billion pounds of construction works in Scotland



7 out of the top 10 commercial property funds are TFT clients



"Jon Rowling's book is an excellent guide to dilapidations. This how-to guide should save clients both time and money."

John de Waal  
QC Barrister and Mediator, Hardwicke



The biggest project? How about monitoring the Edinburgh St James Development, Scotland's largest and most significant mixed-use development in a generation



Over 45 years in business. We've been in Edinburgh since 2015



Our sustainability-related income has increased by 185% over the last 3 years



92.5 hours of technical seminars given by TFT staff over the last 12 months

# Our senior team



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# Our regional offices

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