



Matthew Baker BSc (Hons) MRICS

Specialism's:

- Contract Administration
- Dilapidations
- Schedule of Condition
- Pre-Acquisition Surveys

History:

Allcott Associates LLP
Partner
2012 – Present

Powell Williams LLP
Associate
2009 – 2012

Watts Group Plc
Senior Building Surveyor
2007 - 2009

Pennycuik Collins
Building Surveyor
2002 - 2007

Worcester City Council
Building Surveyor
2001 - 2002

Contact:

Matthew Baker
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Position:

Partner

Key Experience

Matthew is a Chartered Building Surveyor with a wide variety of experience, which has been in both Private Practice and Public Authority, developing significant experience in all aspects of commercial and residential property with the addition of property management of historic buildings early on in his career.

Matthew has a broad level of experience encompassing Project Management, acquisition and general due diligence works relating to a wide variety of building types.

Matthew's work load consists predominantly of dilapidations claims for both Landlord and Tenant and Contract Administration projects ranging from minor redecoration schemes to substantial refurbishment works for blue chip clients.

Sample Projects:

Office Refurbishment (Bedford)

Client: Commercial Real Estate Company

Project Cost: £1.7m

Service: Contract Administration and Project Management

Summary: Lead consultant on refurbishment of 120,000sq.ft office block

Date: January 2011

Shopping Centre Acquisition (Birmingham)

Client: Large Commercial Property Company

Project Cost: £750m

Service: Vendors Surveys

Summary: Preparation of vendors surveys in regard to the sale of a large shopping complex.

Date: July 2007

Distribution Warehouse Acquisition (Tamworth)

Client: Supermarket Chain

Project Cost: £20m

Service: Pre-Acquisition Surveys

Summary: Preparation of pre-acquisition survey of large distribution warehouse for supermarket chain.

Date: March 2008

Dilapidations (Solihull)

Client: Large Private Finance Company

Project Cost: £450,000

Service: Terminal Schedule of Dilapidations

Summary: Prepare a Terminal Schedule of Dilapidations for service upon tenant and then negotiate financial settlement.

Date: August 2011

Residential Apartment Redecoration (West Midlands)

Client: Residential Managing Agent

Project Cost: £350,000

Service: Contract Administration

Summary: Preparation of specifications, tendering and monitoring the works through to completion.

Date: February 2011

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