Capability Statement

Technical Due Diligence

Whether acquiring, disposing of or refinancing a property, understanding the physical condition of a building and the risks associated with ownership is essential. Technical Due Diligence gives purchasers, vendors, investors and lenders the information required to make informed decisions, support negotiations and avoid unexpected costs after completion.

Portland Building Consultants delivers clear, independent Technical Due Diligence across the Channel Islands and the UK. Based in Jersey, we undertake instructions across the full range of commercial, industrial, retail, mixed-use and residential asset classes, travelling where the instruction requires.

Why Portland Building Consultants?

Our surveyors have a significant track record in Technical Due Diligence, having acted on instructions for landed estates, FTSE-listed property companies, REITs, institutional investors and private owners across a wide range of asset types and transaction sizes. As a RICS-regulated practice, our reports are prepared to professional standards that lenders, investors and their legal advisers can rely on.

Property transactions are time-sensitive, and we structure our investigations and reporting accordingly, providing concise, focused advice that highlights what matters. For Channel Islands instructions, our local knowledge adds important context. Construction costs in Jersey and Guernsey differ materially from UK benchmarks, which directly affects capital expenditure assessments and lifecycle cost modelling. For UK instructions, we bring the same rigorous, independent approach unencumbered by local relationships or conflicts, which institutional clients increasingly value in their due diligence advisers.

Our Approach

We undertake a thorough review of each property, considering current condition, future obligations and transaction-specific risks. Our services include:

- Detailed inspections of building fabric, structure and services across all asset types.
- Identification of defects, maintenance liabilities and immediate repair requirements.
- Assessment of capital expenditure requirements and lifecycle costs referenced against current cost data.
- Review of statutory compliance, including health and safety, fire safety and accessibility obligations.
- Review of alterations, licences and available building documentation.
- Identification of risks associated with acquisition, occupation or future redevelopment.
- Lender-focused reporting where security assessment and condition risk are the primary requirement.
- Portfolio TDD for investors acquiring or disposing of multiple assets simultaneously.
- Concise, structured reports tailored to the audience, whether purchaser, vendor, lender or asset manager.

Acting for Purchasers and Investors

We provide purchasers and investors with an independent assessment of a property's condition, enabling informed acquisition decisions and supporting price negotiations where defects or liabilities are identified. For portfolio acquisitions, we coordinate multi-property instructions efficiently, providing consistent reporting formats that allow meaningful comparison across assets.

Acting for Vendors

Vendor-side Technical Due Diligence allows issues to be identified and addressed proactively, reduces the risk of transaction delays and provides a transparent information pack that builds buyer confidence. Early identification of material defects gives vendors the opportunity to price correctly, remediate selectively or manage buyer expectations rather than responding to findings raised late in a transaction.

Who We Act For

- Institutional investors, REITs and pension funds.
- Landed estates and private property owners.
- FTSE-listed and privately held property companies.
- Lenders and financial institutions requiring condition assessments for security purposes.
- Purchasers and vendors of commercial, industrial, retail and mixed-use assets.
- Asset managers and legal professionals advising clients through transactions.

The Benefit

The cost of Technical Due Diligence is modest relative to the financial exposure it protects against. Unidentified defects, underestimated capital expenditure and unresolved compliance issues can each have a material impact on investment returns. Portland Building Consultants provides rigorous, independent advice backed by genuine local knowledge in the Channel Islands and a significant track record across the UK, giving clients the clarity they need to transact with confidence.