



CAPABILITY OVERVIEW

3D LiDAR Surveys

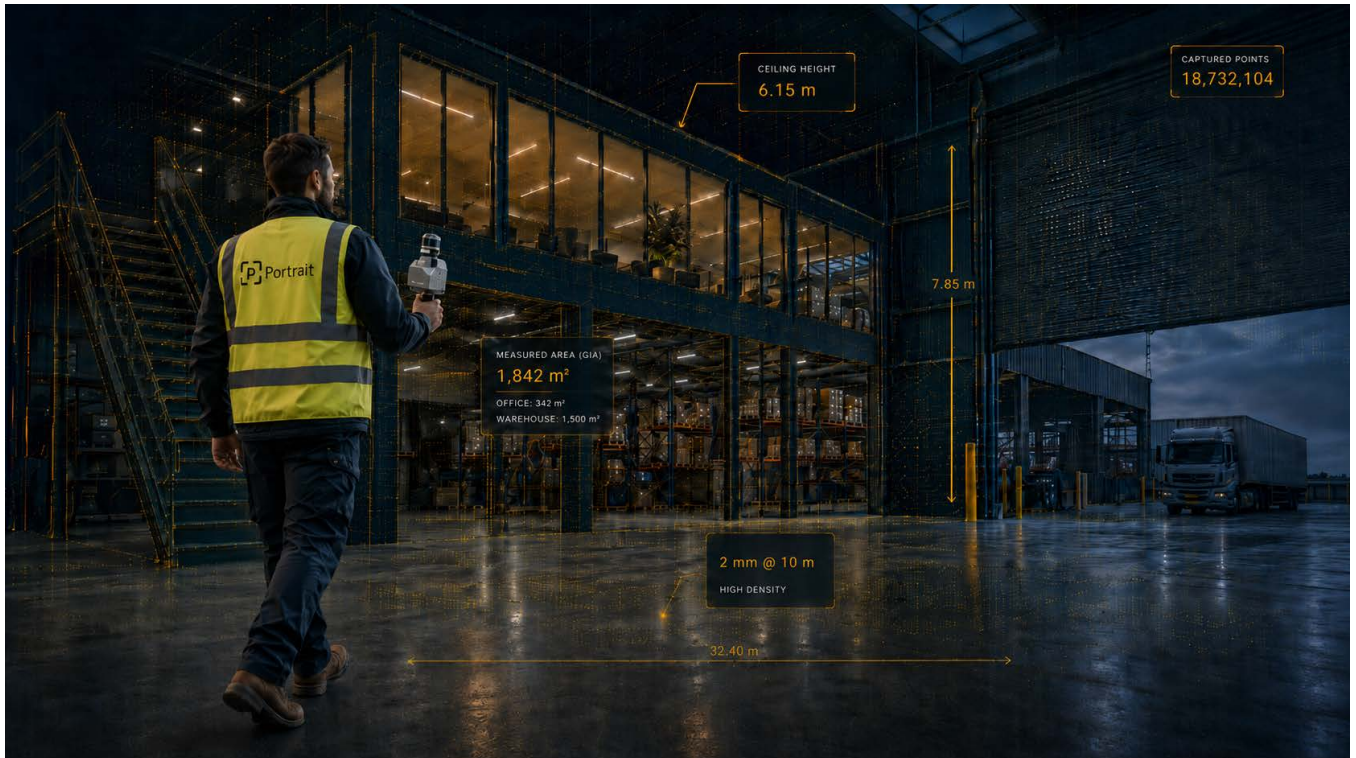
Survey-grade measurement and structured data analysis, brought to the business rates industry.



PRECISION SURVEY · BUSINESS RATES INTELLIGENCE

Millimetre-accurate property data for **rateable value** review.

An evidence-led approach that pairs survey-grade LiDAR capture with structured data analysis against Valuation Office Agency records – so rating decisions rest on measured fact, not estimate.



<p>≈ 2 mm</p> <p>POINT SPACING CAPTURE ACCURACY</p>	<p>12 M+</p> <p>MEASURED POINTS PER TYPICAL SITE</p>	<p>10–15 min</p> <p>ON-SITE CAPTURE NON-INTRUSIVE</p>	<p>NIA · GIA · IPMS</p> <p>RICS-ALIGNED MEASUREMENT BASES</p>
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A measured basis for rating decisions

Business rates depend on accurate property information. A LiDAR survey builds a precise digital twin of the premises, giving Portrait consultants and RICS-accredited surveyors a verified evidence base to test area, configuration, condition and tone before any case is opened.

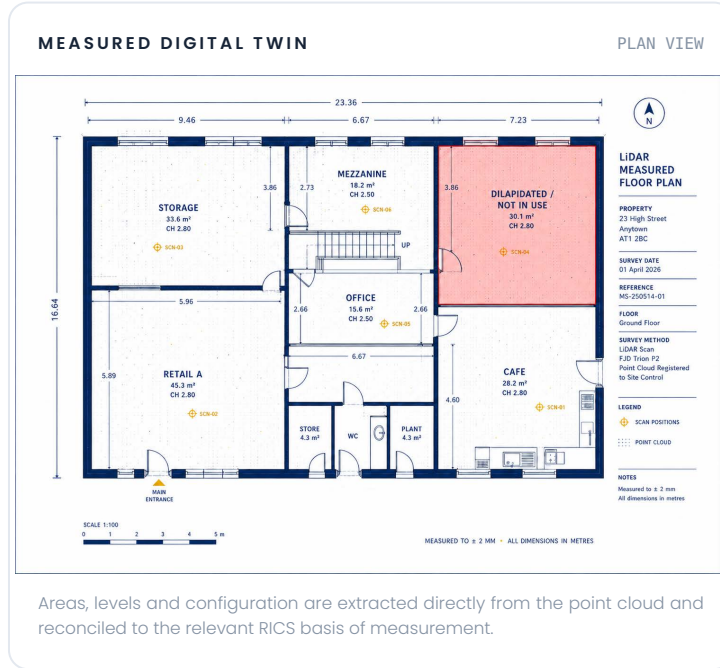
Ahead of the 2026 cycle

Revised rateable values for England and Wales take effect from 1 April 2026, alongside a new information duty for ratepayers being phased in thereafter. Verified measurement data positions a property to respond to valuation changes and VOA queries with confidence.

METHOD

From point cloud to rating evidence.

Capture is only the start. The measured model is analysed against VOA scheme, tone and records to test the physical facts behind the assessment.



Areas, levels and configuration are extracted directly from the point cloud and reconciled to the relevant RICS basis of measurement.

CAPTURE & ANALYSIS PIPELINE

- 01 Capture**
Non-intrusive LiDAR scan collects millions of measured points in minutes.
- 02 Register**
Scans are aligned into a single, dimensionally accurate coordinate model.
- 03 Measure**
Areas, levels and configuration extracted to NIA / GIA / IPMS bases.
- 04 Analyse**
Measured facts compared with VOA scheme, tone and the valuation record.
- 05 Report**
A visual assessment setting out potential grounds for a reduction, or future risk of uplift.

SCAN VS VALUATION RECORD



ACCURACY YOU CAN RELY ON

Survey-grade capture at approximately 2 mm point spacing removes the estimation error common to legacy measured surveys. Every figure in the assessment is traceable to the point cloud and can be re-examined remotely.

≈ 2 mm point spacing **100%** traceable to source data

01 Measured area & basis
Net / Gross Internal Area or IPMS, by property type.

02 Use & tone
How space is used versus the VOA scheme and market tone.

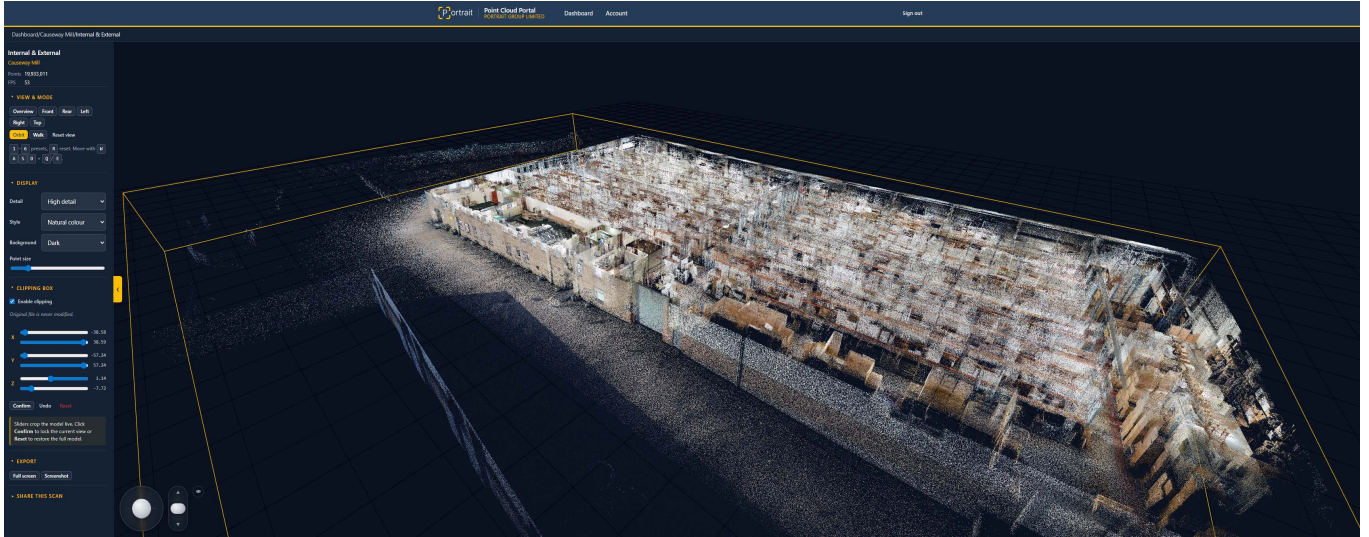
03 Condition & configuration
Split levels, obstructions and factors affecting value.

04 Risk & opportunity
Potential grounds, or future risk where records are incomplete.

DELIVERABLE

Explore and share the evidence.

After processing, the digital twin is hosted in Landscape – Portrait’s secure 3D portal – so findings can be reviewed and shared remotely, in the browser.



Full measured point cloud

View the property exactly as surveyed, to millimetre detail.

What you receive

- **Browser-based digital twin** – the full measured point cloud.
- **Measured areas & configuration** to the relevant RICS basis.
- **VOA record & comparable tone analysis.**
- **Condition & configuration evidence.**
- **Consultant recommendation** and clear next steps.

Section & clipping tools

Cut through walls, floors and ceilings without altering source data.

Secure, revocable sharing

Password-protected links for surveyors and decision-makers.

Engagement model

- **Complimentary survey** – no upfront charge.
- **Assessment first** – reviewed before any commercial instruction.
- **No reduction, no fee** on agreed terms if you proceed.
- **Data retained** to support the next rating cycle.
- **Dedicated coordinator** & RICS-led consultant review.

Arrange a survey

Review our findings as part of our no-reduction, no-fee agreement.

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