



■ HOW WE WORK

Putting your business in the picture.

Property savings, verified by measured evidence. Portrait combines consultancy, LiDAR scanning and structured analysis to identify where commercial property costs may be reduced.



NO REDUCTION, NO FEE ROUTE

Free LiDAR scan included

Arranged for agreed Business Rates, Surface Water and Insurance MTA services under our signed no reduction, no fee terms.

BUSINESS RATES

SURFACE WATER

INSURANCE MTA



QUOTATION ROUTE

Paid survey & digital deliverables

Paid LiDAR surveys, digital twins and evidence deliverables, quoted and scoped before instruction.

MEASURED ASSET PACKS

DIGITAL TWINS

COMPLIANCE PACKS

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■ OVERVIEW

Portrait at a glance

We help businesses replace assumptions with measured facts — then use those facts to support fairer property costs.

Portrait exists to help businesses pay what they should — not what outdated records, billing assumptions or incomplete property data suggest.



Purpose

Find and correct property cost issues where a valid reduction can be evidenced.



Evidence

Use LiDAR scanning, measurements, plans and data to create a defensible evidence base.



Specialisms

Business Rates Reductions, Surface Water Reductions and Insurance Reductions.



Model

No reduction, no fee for agreed core services; quotation-only for other survey deliverables.

01

Initial consultation

02

Evidence review

03

Scan or quote route

04

Reduction support

05

Outcome

■ HOW WE WORK

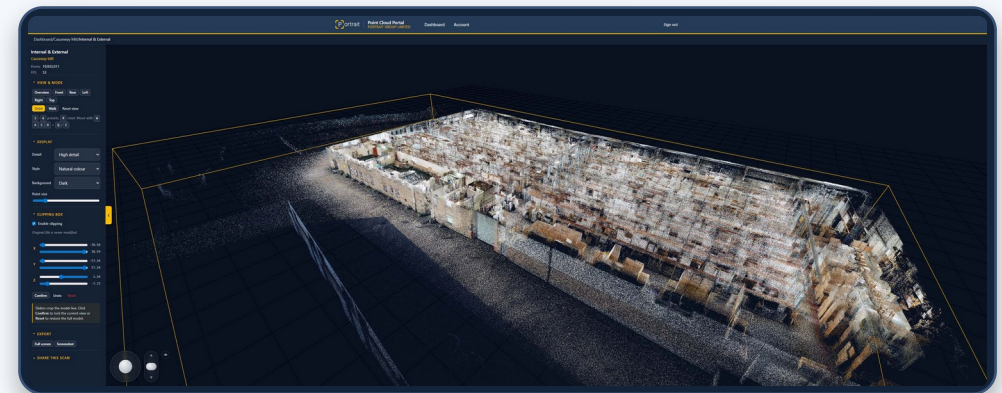
An evidence-first property savings partner.

We bring together scanning technology, property data and commercial reduction expertise.

We stand on your side

Portrait works on behalf of commercial clients to identify where property records, bills or policy assumptions may be overstated. Where an issue can be evidenced, we help put the facts in front of the relevant decision-maker.

Measured fact. Clear evidence. Commercial results.



Landscape — secure 3D point-cloud portal

01 Fairness over assumption

02 Evidence before action

03 Fees aligned to results

■ CORE SERVICES

What we do now

Three reduction-led services sit at the centre of our business, supported by LiDAR where measurement evidence is needed.



Business Rates Reductions

We review rating assessments, areas, use, configuration, occupation and supporting records to identify whether the rateable value or liability may be too high.

EVIDENCE

Measured areas, plans, schedules and case-ready findings.



Surface Water Reductions

We review chargeable site areas, hardstanding, drainage assumptions, shared spaces and billing records to test whether surface water charges may be overstated.

EVIDENCE

Site surface schedules, catchment evidence and annotated plans.



Insurance Reductions / MTA

We review policy assumptions such as declared areas, use, construction, separation distances, exposure, protections and business interruption factors.

EVIDENCE

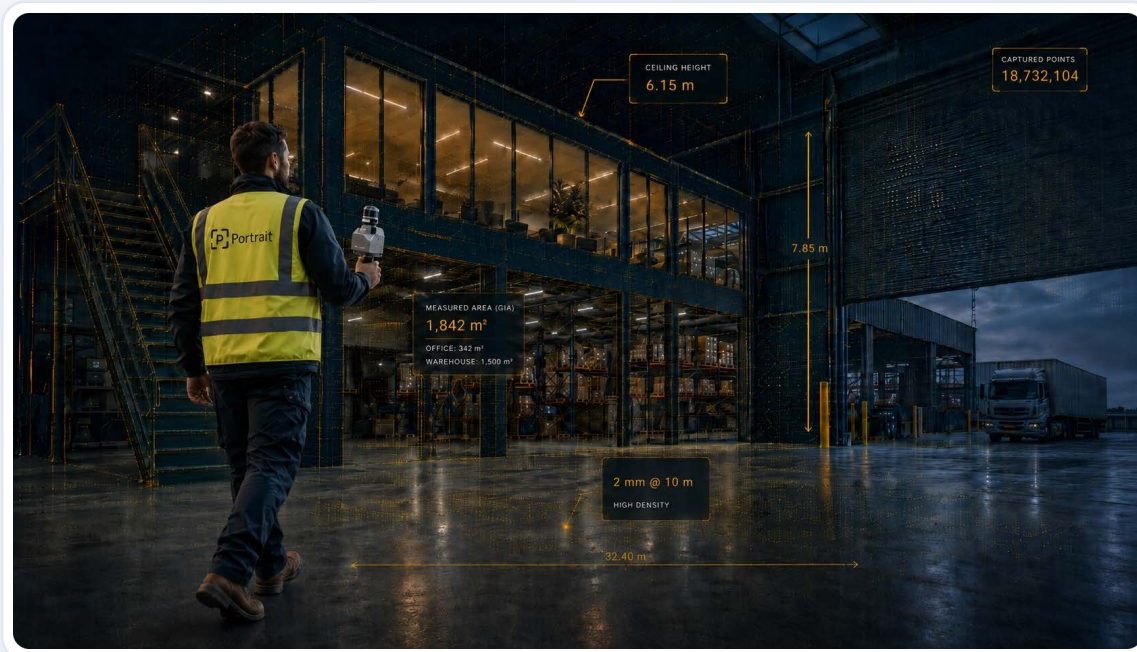
Insurer-ready packs for brokers or underwriters.

  For Business Rates, Surface Water and Insurance Mid-Term Adjustment services, a LiDAR scan can be arranged free of charge as part of an agreed no reduction, no fee instruction.

LIDAR EVIDENCE ENGINE

Capture is only the start.

The scan gives us a measured digital record. The value comes from turning that record into evidence, recommendations and clear next steps.



Survey-grade capture – measurements traceable to the point cloud

FROM SCAN TO SAVING EVIDENCE

- 01

Capture

LiDAR scan collects measured geometry and site context.

- 02

Measure

Areas, levels and configuration are extracted from the data.

- 03

Analyse

Facts are compared with bills, rating records or policy assumptions.

- 04

Report

Findings become clear evidence packs and reduction recommendations.

- 05

Support

We help progress the reduction route with the relevant third party.

■ ENGAGEMENT MODEL

Two clear routes, agreed before work begins.

Portrait separates reduction-led services from quotation-based survey and digital deliverable work.

NO REDUCTION, NO FEE ROUTE

Free scan included where applicable

For Business Rates, Surface Water and Insurance MTA services, the journey begins with a consultation and, where applicable, a pre-desktop assessment. Once terms and authority are agreed, a LiDAR scan can be arranged at no upfront survey charge.

BUSINESS RATES

SURFACE WATER

INSURANCE MTA

QUOTATION ROUTE

Quoted survey & digital deliverables

For standalone LiDAR surveys, measured asset packs, digital twins, compliance drawings, planning support, FM quantities or consultancy outside the reduction agreement, we provide a quotation and scope before instruction.

MEASURED ASSET PACKS

DIGITAL TWINS

COMPLIANCE PACKS

01

Consultation

02

Assessment

03

Terms / Quote

04

Scan / Analysis

05

Outcome

■ TERMS AND OUTCOMES

A cash-positive success model

Our reduction-led billing is designed so the client benefits from an achieved outcome before any success fee is due.



Historic award / credit

WHAT IT MEANS

A backdated refund, rebate or credit is recovered as a result of the agreed work.

HOW PORTRAIT IS PAID

Portrait invoices only after the client receives or is credited with the historic award, in line with the agreed terms.



Current reduction

WHAT IT MEANS

A current bill, liability or premium is reduced and the saving starts to appear in the client position.

HOW PORTRAIT IS PAID

Portrait invoices only when the reduction is confirmed or reflected, using the agreed savings calculation.



Future savings

WHAT IT MEANS

The work creates ongoing savings that would otherwise have been missed.

HOW PORTRAIT IS PAID

Portrait invoices in line with the agreed savings period and fee terms, after the saving is evidenced.

No reduction, no fee means our fee is linked to the reduction achieved under the signed agreement. It is not a guarantee that every review will result in a saving.

ONGOING RELATIONSHIP

Active opportunity. Reactive support.

Property costs are affected by records, rules, policies and physical changes. A verified evidence base helps you respond with confidence.



Verified property dataset supporting multiple commercial questions



Active reviews

We proactively review sites, records and savings routes, looking for measurable discrepancies and new opportunities.

- 1 Rates cycle readiness
- 2 Water charge reviews
- 3 Policy evidence updates



Reactive support

When a bill, policy, rating record or site condition changes, we can respond with evidence rather than starting from scratch.

- 1 Billing corrections
- 2 VOA / authority queries
- 3 Broker / insurer questions

The building changes. Records change. Policies change. Portrait keeps the evidence organised, usable and ready for the next decision.

DELIVERABLES

What clients receive

Clear outputs, written recommendations and evidence that can be reviewed, shared and acted on.



Measured floor plan – RICS basis (NIA / GIA / IPMS)

No reduction, no fee services

- ✓ Initial consultation & pre-desktop assessment
- ✓ Signed terms and authority to act before progression
- ✓ LiDAR scan included where agreed (BR / SW / MTA)
- ✓ Measured evidence pack, schedules & recommendations
- ✓ Support with review, negotiation or correction
- ✓ Outcome statement: achieved reduction or next steps

Quotation services

- ✓ Standalone LiDAR surveys & measured asset packs
- ✓ Browser-based digital twin / point cloud view
- ✓ Measured plans, area & site surface schedules
- ✓ Planning, consent, compliance & FM support packs
- ✓ Maintenance quantities & contractor-ready outputs
- ✓ Clear quotation & scope agreed before instruction



Dedicated coordinator



Secure sharing



Transparent fees