

ASSET OPTIMISATION SERVICES

PROJECT SERVICES

DEVELOPMENT/ PROJECT MONITORING

What is the service?

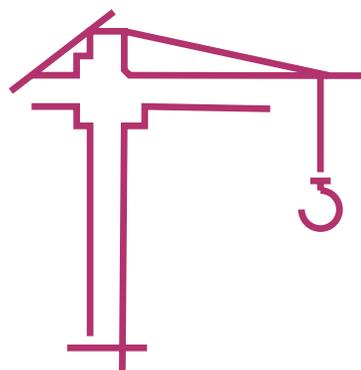
The provision of a competent independent certifier in the delivery of new build real estate projects. Certification is provided on matters such as quality compliance, valuations, delay, partial taking over and milestones.

Who is this service for?

Any entity that is financing or part of a joint venture with a developer or contractor, in the delivery of major new build schemes.

Why is it undertaken?

To protect the client's interest in a development which they do not have direct control over. The project monitor advises the client and provides an impartial assessment of the project as it progresses, and any risks associated.



BENEFITS

- Impartial, professional advice
- Greater transparency
- Identification and management of risk
- Enhanced financial management
- Improved quality management
- Enhanced programme management



ESTATES RATIONALISATION AND SPACE PLANNING

What is the service?

A specialist service offered to owners and occupiers on strategic, macro and micro scales to maximise use of their accommodation.

Who is this service for?

Any individual, organisation or public entity with a large real estate portfolio.

Why is it undertaken?

Estate rationalisation helps organisations with legacy land and property assets that perhaps are not efficient utilised or do not meet their current requirements.



BENEFITS

- Improvement of adjacencies and working arrangements
- Future proofing of flagship assets
- Culture change and new methods of working
- Identification of underperforming assets
- Reduction of energy consumption and carbon footprint
- Reduced annual running costs



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REFURBISHMENT OF EXISTING BUILDINGS

What is the service?

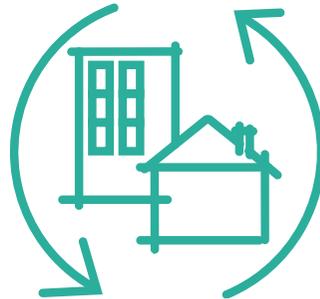
RLB take a proactive approach to managing the client's needs, guiding them through the processes of refurbishment to provide them with the product that they want to achieve.

Who is this service for?

Asset owners and managers.

Why is it undertaken?

Refurbishing a building can extend the useful life and be used as an opportunity to make improvements to the appearance, performance, safety and compliance of the property.



FITTING OUT

What is the service?

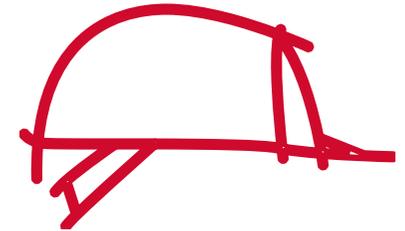
The provision of an experienced multi-disciplinary team to drive fit out work projects forward safely whilst maintaining control of the budget, schedule and quality, in order to achieve the client's strategic objectives.

Who is this service for?

Asset owners, occupiers and managers.

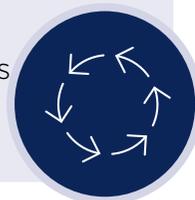
Why is it undertaken?

Fitting out works present complex and unique challenges. Different sectors and clients have varying needs and require project management services that can be tailored to provide the right service level to achieve the best project outcomes.



BENEFITS

- Protect the value of the asset
- Maximise tenant retention
- Improve the condition
- Reduced development period when compared to new build
- Technological advancement
- Reduced energy consumption and operating costs



BENEFITS

- Robust project planning from initial brief to completion
- Greater control of key project factors – cost, quality, programme and safety
- Improved stakeholder engagement
- Enhanced communication
- Identification and mitigation of risks
- Conflict management and dispute resolution



MOVE/ CHURN MANAGEMENT

What is the service?

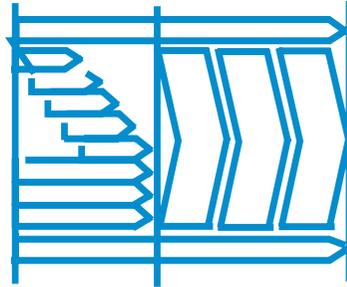
RLB help formulate and execute a move strategy which reduces downtime to a minimum and engages stakeholders, to make the transition a smooth one.

Who is this service for?

Any public or private sector organisation seeking to move facilities.

Why is it undertaken?

A move can be required as a response to external/ internal business pressures or as part of a wider business objective. Good planning, co-ordination and communication are vital in any business move.



STRATEGIC ASSET MANAGEMENT

What is the service?

This is an assessment of real estate assets that considers the condition of the construction elements, age and maintenance, location and the use of the property, in order to enable accurate forecasting of the future maintenance liabilities.

Who is this service for?

Any individual, organisation or public entity who owns property and any other stakeholder with an interest in long term operation of assets.

Why is it undertaken?

To have certainty of budget expenditure, it is vital that the future maintenance liabilities of properties are considered and factored into the asset management strategy.



BENEFITS

- Comprehensive move plan
- Effective and structured communication plan
- Reduced stakeholder anxiety
- Identification and mitigation of risks
- Minimised or eliminated downtime



BENEFITS

- Accurate projection of future expenditure for budget approval
- Clear understanding of the asset's current condition
- Better informed maintenance planning
- Extension of the asset service life



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WORKS MANAGEMENT

What is the service?

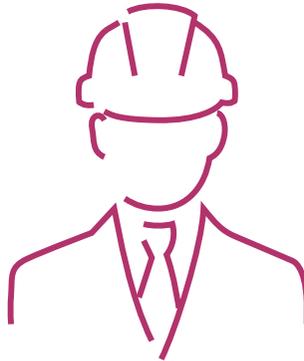
Whether a defect repair, capital improvement or retrofit project, we provide an independent, impartial decision-making role to support clients throughout all construction stages.

Who is this service for?

Any project owner.

Why is it undertaken?

Very often the required skill set is not available within the client organisation. A qualified, independent third party is therefore required to ensure that the client's interests are protected and the project is delivered to meet the specified objectives.



For more information, download our brochure below:



BENEFITS

- Client-side technical expertise
- Effective procurement and contract management
- Greater control of key project factors – cost, quality, programme and safety
- Identification and mitigation of risks
- Realisation of desired project outcomes



Join our professional network

 Rider Levett Bucknall