



ASSET MANAGEMENT



ASSET MANAGEMENT AN INTEGRATED SOLUTION



Ensuring that your assets deliver optimum performance, without compromising budgets, health and safety or regulatory compliance. We provide a multi dimensional approach to asset management.



Our expert team has over 40 years experience helping owners, managers and landlords get the most from their estates.

Our asset management discipline comprises five key teams with experts from a variety of disciplines. We are able to work to PAS 55/ISO 55000 standard and have the breadth of skills and expertise to manage your assets through their entire life cycle. Our key teams are:

- Asbestos
- Building surveying
- Safety Management
- Energy and M&E Asset Management
- Geospatial and Data Asset Management



This document outlines our approach to built assets following our “4 C’s” principle: Consultancy, Condition, Compliance, and Carbon Reduction.



Methodology

Supporting each of these elements is a clear and robust methodology which ensures that your estate is managed effectively and efficiently.

Our overall methodology is:

- **Holistic:** addressing the big picture and integrating management of all aspects of your assets.
- **Systematic:** methodical, consistent, repeatable decisions and actions, with clear and justifiable audit trails.
- **Risk-based:** with resources and priorities appropriate to identified risks.
- **Optimal:** establishing the optimum compromise between competing factors associated with assets over their lifecycles.
- **Sustainable:** considering the potential long-term adverse impact of decisions aimed at quick wins.



CONSULTANCY TAILORED TO YOUR REQUIREMENTS

Businesses all have different needs when it comes to the management of their assets and therefore tailored solutions often work best.

We are able to offer single standalone services but see clients benefit more from development of a bespoke package, completely centred around meeting their particular needs.

The multidisciplinary expertise we have in-house helps us ensure that we can take care of everything for our clients.

We pride ourselves on establishing a strategic relationship with our clients to drive greater efficiencies from assets and in turn deliver greater cost savings and more robust compliance.

This approach has led to a number of appointments for high profile companies and we are currently registered on over 120 frameworks delivering robust asset management for a diverse range of public and private sector clients.



SELLAFIELD

Asset Management and Inspection

Our involvement at Sellafield includes the provision of civil inspections and topographical surveys as well as other associated specialist services. Our experts undertake statutory routine asset inspections to ensure compliance with relevant legislation and provide condition based life expectancy, degradation mechanism and failure mode assessment information. The types of assets inspected include buildings, crane support structures, pipe bridges, storage ponds, bridges, roads, ventilation stacks, fences, ducts and trenches. The information from these is then used to inform the processes undertaken by the asset care team.

Having provided these services to the nuclear industry for over a decade we are adept at preparing asset management plans around the operational demands of facilities and with full consideration to organisation strategy.



CO-OP

We are currently employed to cover a number of compliance aspects on behalf of the Co-op. We provide full project compliance monitoring for their current development and refurbishment programme which includes all aspects of scope development, design compliance review and site inspection for approximately 300 projects per annum.

We are also framework suppliers of both asbestos consultancy and fire risk assessment services. Furthermore, over the past 12 years, we have advised on safe design, construction and future maintenance of stores for more than 1,700 projects. These range from refurbishment and refrigeration replacement, to acquisition and new build. Working at pace, to meet project deadlines, we deliver critical information to help maintain the high standards the Co-op expects.

COMPLIANCE IDENTIFYING & MITIGATING RISK

There are currently in excess of 130 articles of statute in place for the average building even before people are added. Our expert team can guide you through all the complex processes which must be adhered to in order to ensure cost effective compliance providing safe, accessible environments for all users.

We are adept at identifying compliance issues affecting not just your buildings but the activities that take place inside them.

Where issues are identified we recommend solutions and provide policies, procedures and documentation to ensure that all legislation is followed and mandatory requirements met. To add further reassurance we also provide a regular auditing

service which includes any new or amended legislation to ensure compliance continues.

We have a wealth of in-house expertise to support the services we provide. This includes a large asbestos consultancy team and testing laboratory as well as a number of experts in legionella, fire risk and the disability discrimination act. Additionally, our health and safety management consultants are experienced in the development and implementation of safety management systems such as ISO18001, BS8800 and HSG65.

For clients who have a TFM Contract in place, we can act as an independent third-party to assess and measure the performance of your TFM suppliers.



NETWORK RAIL

National auditing of workplace management and retail property

The workplace (Health, Safety and Welfare Regulations 1992) Regulation 5 imposes a duty to clean mechanical ventilation systems 'as appropriate'.

As sole provider of auditing and monitoring services for both workplace and retail operations, we are responsible for ensuring contract and legislative compliance is maintained across a large proportion of the estate. Services include hard and soft services audits on sites operated by Network Rail's TFM contractor, asset and condition surveys, TM44 inspections and retail tenant compliance audits. We also act as nominated independent auditor in assessing food retailer compliance with Kitchen extract duct hygiene legislation (TR19) across the mainline station estate.

Our safety management team were commissioned by Network Rail Property to review the safety of retail deliveries within their stations preparing a report with actions to improve safety for staff and the public.



ROYAL MAIL GROUP

Asbestos Management and Consultancy

We deliver comprehensive asbestos management and consultancy services to Royal Mail Group throughout the United Kingdom. We provide UKAS accredited management and refurbishment/demolition surveys with annual re-inspections and in-house sample analysis. We project manage remedial works inclusive of detailed specification provision and UKAS accredited air monitoring with 4-stage clearance testing. Nationwide rapid response services operate 24/7 whereby we attend site within 4 hours of request. We currently deliver over 10 such responses per month.



CONDITION OPTIMISING ASSET VALUE

Ensuring that operational and statutory standards are met in your facility is key to ensuring that you get the most from your assets.

Our teams look at the strategic and operational management of your assets during their full operational life cycle.

We undertake whole life cost planning working with our clients to identify the optimum programme for maintenance, repair and/or replacement for each asset.

We arrange and undertake the surveys and inspections needed to ascertain both short and long term estate needs and

from this we prepare the annual Schedules of Work (forward maintenance registers) and ensure that it is carried out.

Where required, our team can also manage the day-to-day maintenance; both planned preventative and reactive maintenance, through an intelligent dedicated desk.

We can also manage your budgetary and financial planning and control through bespoke facilities management software and help you manage and procure minor works contracts, specialist and statutory inspections.



THE BRITISH EMBASSY, WASHINGTON

The British Embassy in Washington comprises a 1920s residence and a 1950s office block which, in 2012 were at a stage where considerable investment was required to address deficiencies with the building fabric and the mechanical and electrical services.

Working on behalf of the Foreign and Commonwealth Office as building surveyors, asbestos surveyors and lead design consultant, we undertook a building condition survey and report. We also prepared options appraisals to consider alternative design solutions for the various remedial works, prepared the specification and drawings for repair works and undertook feasibility studies and implementation plans for large-scale refurbishment proposals.



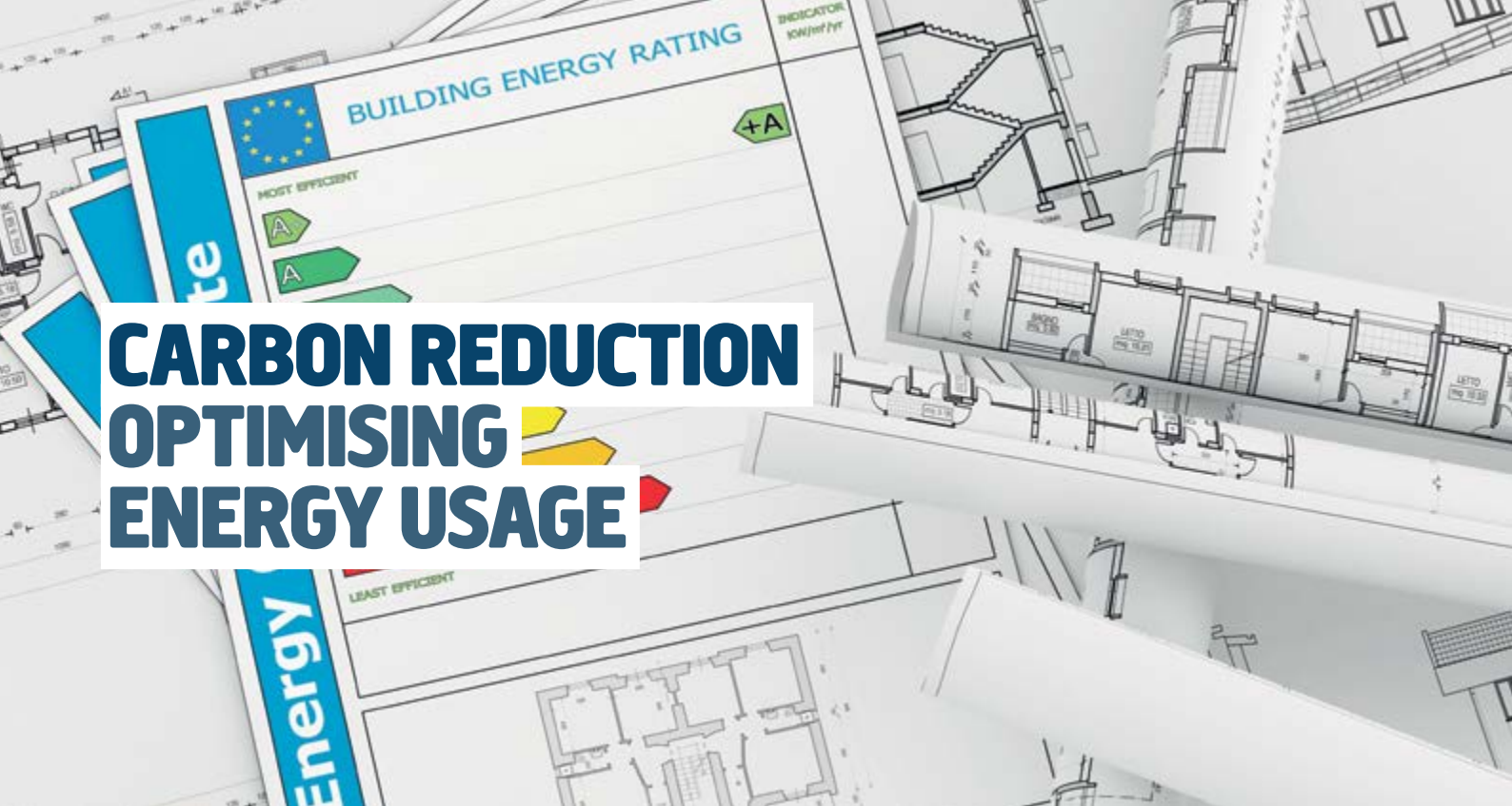
CHORLEY COUNCIL

Condition Assessment and Technical Audits of Maintenance Systems

Our expert team undertook a baseline condition assessment of the council's property portfolio (fabric and services) prior to management being transferred to outsourcing Facilities Management (FM) company.

We created a property database to store the baseline data as well as a reporting format to present findings of the technical audit for the client. The technical audit report identified areas of compliance and non-compliance under the terms of the FM provider's property management contract.

Our team also reviewed the FM provider's maintenance activities and documentation against contractual obligations and KPIs to provide additional reassurance to our client.



CARBON REDUCTION OPTIMISING ENERGY USAGE

As utility costs continue to rise and businesses feel the need to improve environmental performance, efficient energy use becomes a key priority.

Our asset management team take time to understand both the technical and cultural issues that contribute towards an organisation's unique energy use patterns tackling the bigger picture from all angles. From improving systems and infrastructure to developing good energy use habits amongst employees, we consistently achieve dramatic savings for our clients. We can help your business comply with the latest legislation including:

- CRC Energy Efficiency Scheme (formally Carbon Reduction Commitment)

- the energy element of environmental permits (formerly IPPC regulations)
- energy performance certificates/display energy certificates
- climate change levy agreements
- ESOS - Energy Saving Opportunity Scheme.

One of the key tools for reducing energy use is effective carbon management. Our specialists and engineers can help make climate change adaptation an integral part of your business model and work with you to identify and consider alternative sources of energy where commercially viable. Today's most successful organisations make carbon accounting and carbon management an integral part of ISO 14001 compliance and Corporate Social Responsibility – we can help you become one of them.



CARDIFF CITY COUNCIL

Sustainable Energy Surveys

Our experts are providing the full spectrum of energy sustainability and improvement services across the entire portfolio of Cardiff County Council properties. These services include the provision of display energy certificates (DEC) along with advisory reports where required, energy performance certificates (EPCs) and full energy surveys of buildings.



THE MANSION GROUP

Energy Performance Improvement Study

Our energy surveyors carried out initial surveys on four of The Mansion Groups' student accommodation properties around the UK. This included undertaking a desktop study to assess the current building energy efficiency and providing detailed reports following the completion of the site survey elements.

Following the initial programme a further five sites were surveyed which already had energy saving plant installed (such as CHP). For each of these sites we advised on the appropriateness of the installation, its current operation, recommendations to improve performance and various options for investment including potential ROI.

WHOLE ASSET MANAGEMENT

YOUR NEEDS

**FACILITIES
MANAGEMENT
CONSULTANCY**



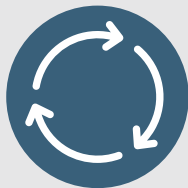
**PROPERTY
MANAGEMENT**



ASSURANCE



ASSET LIFECYCLE



**LEGISLATIVE
COMPLIANCE**



OUR TEAMS

Our team is divided into **5 key work streams** with particular areas of specialism. Together these teams can facilitate whole asset management solutions to suit a wide range of requirements.



ASBESTOS

Our asbestos consultancy team is UKAS accredited for the provision of asbestos surveys & inspections (ISO 17020) along with air monitoring, 4 stage clearance & bulk analysis (ISO 17025). We are also UKATA certified for the provision of asbestos awareness training. Our national network of experienced consultants support clients, projects and other in-house teams throughout the UK and around the world.



SAFETY MANAGEMENT

Our expert safety management team have the skills, knowledge and experience to assist you to meet the needs of your business and ensure safe workplaces and environments.

For construction projects we provide CDM2015 Principal Designer services as well CDM adviser support for all duty holders – clients, designers and contractors. We offer a wide range of bespoke occupational safety and health services as well as specialist fire safety advice and risk assessments.



BUILDING SURVEYING

Our expert team led by chartered building surveyors adds value to the management of assets through their unique blend of construction knowledge, design flair and property expertise. Whether advising on legislative compliance, undertaking condition surveys, utilising building pathology skills or delivering strategic advice we are able to provide clients with complete peace of mind. Our team is flexible in approach and has a strong track record in highly regulated and commercially important environments.



ENERGY AND M&E ASSET MANAGEMENT

When providing energy or building services assets support our process begins with understanding your existing buildings' heating, ventilating, and air conditioning, lighting, small power and controls to an individual asset level. We then work with clients to develop strategies and policies for the management of assets throughout their lifecycle. This can include forward maintenance requirements, troubleshooting poor performing installations, recommendations for plant replacement or costed energy efficiency improvements.



GEOSPATIAL AND DATA ASSET MANAGEMENT

Our team is experienced and qualified in a wide range of data capture techniques, including industrial metrology, photogrammetry, GPS and laser scanning, as well as the more traditional surveying methods of theodolite and level. Our services feed into the front end of Building Information Modelling (BIM) and incorporate GIS services. We are able to advise on the optimum methods for data capture and storage.

WYG EXPERTISE ACROSS A RANGE OF SERVICES



PLANNING



- Planning Applications
- Planning Obligations & CIL
- Compulsory Purchase Orders
- Project Management & EIA Coordination
- Site Assessment & Planning Strategy
- Development Plan Representations
- Planning Appeals & Expert Witness
- Planning Policy & Development Management
- Stakeholder & Community Consultation

URBAN & LANDSCAPE DESIGN



- Masterplanning
- Urban Design
- Landscape Architecture
- Landscape & Visual Impact Assessment (LVIA)
- Building Design
- Regeneration
- Visualisation Services & GIS

TRANSPORT



- Transport Assessment & Modelling
- Sustainable Transport
- Road Safety
- Highway, Bridge & Drainage Design
- Highway Construction Supervision
- Pedestrian, Cycle & Public Transport Schemes
- Intelligent Transport Solutions
- Planning Appeals & Expert Witness Services
- Policy Advice and Compliance
- Public Realm Infrastructure Design

ENVIRONMENT



- Ecology
- Environmental Impact Assessment (EIA) & Environmental Permitting
- Sustainability Appraisal & Strategic Environmental Assessment (SEA)
- Noise, Air, Light, Vibration and Odour Assessments
- Archaeology & Heritage
- Hydrogeology & Water Quality
- Geotechnical Design & Assessment
- Site Investigation
- Contaminated Land & Land Quality Assessment
- Environmental Due Diligence & Expert Witness
- Pollution Response & Management
- Remediation Design & Management
- Waste & Resource Management
- Local Authority Waste Services
- Minerals Planning

ENGINEERING



- Civil & Structural Engineering
- Energy & Utilities
- Mechanical & Electrical Engineering
- Water & Wastewater Treatment
- Sustainable & Low Carbon Design
- Flood Risk & Flood Alleviation Design
- BREEAM, LEED & DREAM
- Development Infrastructure
- Highways & Bridges

ASSET MANAGEMENT



- Asbestos
- Safety Management & CDM
- Building Surveying
- Energy and M&E Asset Management
- Geospatial & Data Asset Management

PROJECT & COST MANAGEMENT



- Project Management
- Programme Management
- Cost Management
- Risk Management
- Development Management
- Employer's Agent

INTERNATIONAL DEVELOPMENT



- Rural and Agricultural Development
- Private Sector Development & Wealth Creation
- Social & Civil Society Development
- Public Financial Management
- Education, Training & Employment
- Infrastructure Development & Sustainability Management
- Public Sector Governance
- Monitoring & Evaluation
- Climate Change Initiatives

Our people are designers, project managers, engineers, planners, environmental specialists and business service professionals who together form the teams our clients need to make their project ambitions come to life.

Working from the earliest project stages we offer all the expertise needed to make challenging concepts possible. We then bring together the right teams whenever and wherever our clients need them to make projects happen.

We believe our ability to make a difference through our work and leave a lasting positive legacy is what sets us apart.

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