

Property Asset Consultancy

To deliver any type of consultancy services for framework organisations or commissioning organisations that may request them. These property asset related professional services may cover any aspect of public sector works, projects or developments.

Property Asset Consultancy Scope

The purpose of this framework arrangement is to provide property related consultancy services and resources for public sector organisations. The Property Asset Consultancy will provide these professional services and resources as and when requested.

- asset strategy and estates management
- place making, planning & development
- valuation, land acquisition and disposals
- commercial and cost management
- programme and project management
- design and delivery of programmes and projects
- technical standards, assurance and risk
- repairs and maintenance
- operational facilities management

The range of sectors of work will include education and schools, housing, adults' health & care, fire & police, culture & community, leisure and sports, office, and countryside assets.

The resources and services will be provided by the Property Asset Consultancy as,

- co-located leaders or individuals integrated into client teams (including client in-house staff) or whole programme/project teams of individuals provided by the Property Asset Consultancy co-located in the client offices, and/or,
- leaders, individuals or teams working remotely and then coming to client offices as needed

It is the expectation that there will be a need for longer term co-located resources as well as shorter term resources and services provided on a more ad-hoc basis. The cost for the provision of these resources or services will be recovered by agreement by way of hourly rates which may be converted to lump sum by agreement.

Property Asset Consultancy services include;

Primary Services

Strategy Services Needs

Planning Urban Design and master planning including:

- Planning negotiations and condition agreements incl S106
- Developing design codes and site strategies
- Site promotion and Local Plan advocacy (incl EiP attendance) Landscape strategy

Development Consultancy and Advice including:

- Development delivery mechanisms
- Development appraisals, valuations and financial viability
- Negotiation of development and planning agreements

Acquisition and disposal advice including marketing and sales negotiations

Asset Strategy including:

- Development of property strategies, asset management plans and policies
- Asset investment planning, business case development and decision support
- Identification and analysis of underperforming assets, including utilisation surveys, occupancy and storage audits and asset 'Health Checks'

Estates Management

Multi-disciplinary Design

- Architectural design
- Interior design & workplace space planning
- Landscape architecture
- Structural engineering
- Mechanical & Electrical engineering
- Climate Change and Sustainability, renewable energy, BREEAM or other standards.
- BIM modelling
- Plan for Use (Soft-landings)

H&S, CDM

- CDM services and H&S advice

Multi-disciplinary Project and Programme Management

- Framework Management
- Supply Chain Management
- Programme Management
- Project Management
- Planner (Programmer)

Cost Management

Cost Management and Quantity Surveying including:

- Commercial and cost management,
- Building economics,
- Benchmarking,
- Cost / time benefit analysis / Value management and Value engineering,
- Pre-contract and post contract cost planning and Financial control,
- Whole-Life costing,
- Procurement advice and tendering,
- Contract advice and drafting of contracts

Transportation Planning

- Transport Assessment/ modelling
- Transport Planning
- Public Transportation Planning

Multi-disciplinary Highways Management & Engineering

- Highway and structure design
- Safety audit

- Safety Engineering
- Waste Disposal infrastructure development
- Development of infrastructure design (including drainage, hydrology, and hydraulic engineering including SUDS, flood risk assessment)
- Flood and water management
- CDM duties
- Construction contract management

Non Civil Engineering Specialisms

- Archaeology
- Environmental impact assessments
- Ecology and biodiversity surveys (i.e. bats etc)
- Land management planning
- Arboriculture advice and assessment

SECONDARY SERVICES

Property Maintenance and Surveying

- Building Surveying

Land Surveying

- Land Surveying – all and any kind of property or project related survey

Design, Engineering and Technical Specialist

- Heritage, historic buildings, conservation architecture
- Fire Engineering
- Noise and vibration assessment including Building Acoustics
- Air Quality assessment

Construction Contract Management

- Construction Contract Management, administration and quality control

Management of soft and hard facility management (FM)

- Soft FM Professional Services incl. Contract Management
- Hard FM Professional Services (covered in Primary Services)

Technical and Data Management

- Technical and Data Management

Engineering Specialisms (delivered in association with a primary service)

- Coastal/ Maritime engineering
- Canal maintenance/ engineering

Site Investigations

- Geotechnical assessment including contamination
- Desktop surveys
- Management of soil investigation including testing/ slope stability inspections

Waste Management

- Closed Landfill Management
- Waste & Resource Management Research
- Waste & Resource Management communications and consultations