

BUILDING CONSULTANCY BY WORKMAN

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WHY WORKMAN?

“

“The largest, independent commercial property management and building consultancy firm in the UK, with offices nationwide and 35 years’ experience.”

”

WORKMAN AT A GLANCE

SERVICES

Property Management and
Building Consultancy specialists

OFFICES

Birmingham, Bristol, Cambridge,
Chorley, Glasgow, Guildford, London
(Victoria and City), Manchester,
Newcastle, Swindon, Paris, Lille
and Lyon

PERSONNEL

650+ including 51 Partners

PROPERTIES UNDER MANAGEMENT

4,300+ properties with an
approximate capital value
of £20bn+ and 20,000+ tenants

BUILDING CONSULTANCY

Nationwide team of 100+

FINANCE

Rent collection of over £1.8bn pa,
1,400+ service charges and over
£250m pa budgeted expenditure

QUALITY ASSURANCE

ISO 9001 (Quality Management)
ISO 14001 (Environmental Management)
OHSAS 18001 (Health and Safety)
AAF 01/06 (Internal Controls)
ISO 22301 (Business Continuity)

TRAINING

Training division providing
structured training programme
and career development



SOME OF THE ORGANISATIONS WE ARE PROUD TO WORK WITH



DORRINGTON



capco



RESOLUTION
PROPERTY

Hansteen



CBRE
GLOBAL
INVESTORS



BLACKROCK®



NEW
RIVER

AberdeenStandard
Investments

nuveen
REAL ESTATE

35 years of sustainable growth

1983

Workman founded in December 1983, Marble Arch, London

1999

Workman grows to employ 100 professionals

2008

Swindon and Newcastle offices open

2010

Cambridge offices open

2018

Welcome – Workman offices launched

2014

City office opens; Workman now employs 500 people

2015

Birmingham office opens

1990

2000

2006

Workman Retail founded

2010

2016

Guildford office opens

2019

Activate – Workman placemaking launched

1987

Bristol office opens

1992

Manchester and Glasgow offices open

2009

Now employs 300 people across the UK business

11 UK offices with 51 partners employing 650+ professionals across specialisms of Property Management and Building Consultancy

BUILDING CONSULTANCY – SERVICES

STAFF

Team of 100+ nationwide

KEY CLIENTS INCLUDE

Columbia Threadneedle,
Hammerson, intu, Grosvenor,
LandSec, BlackRock, Hermes

SERVICES

BUILDING SURVEYING

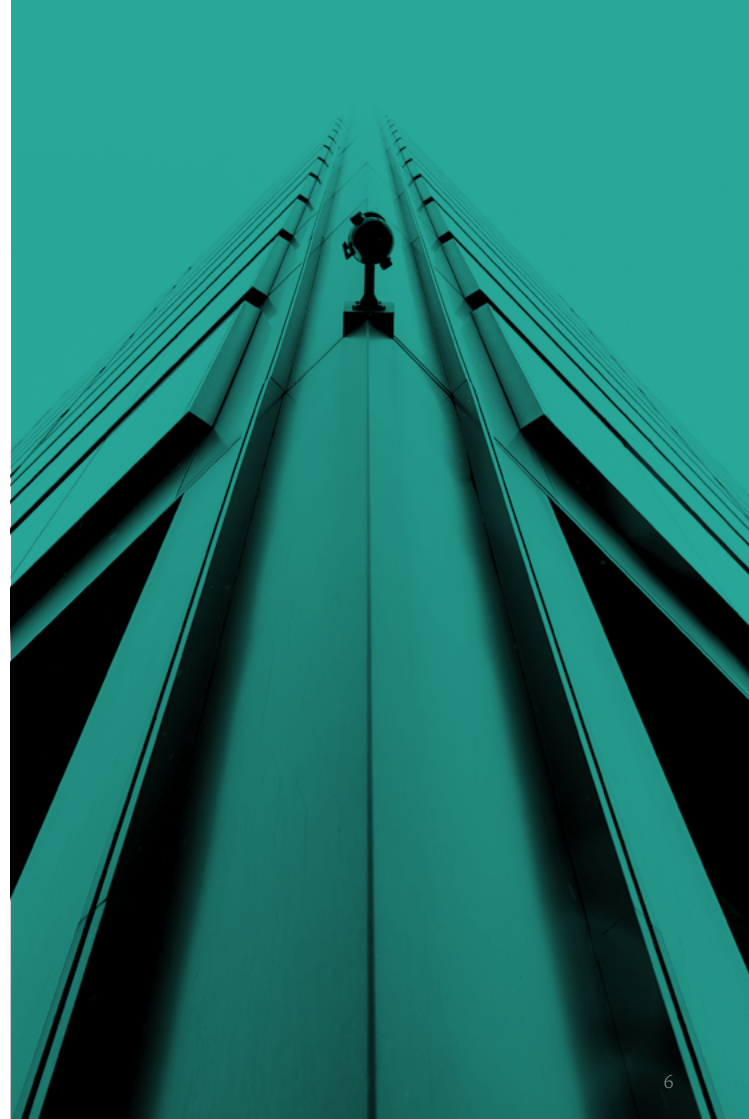
Range of professional services including planned preventative maintenance programmes, dilapidations, alterations, defect diagnosis, CDM, expert witness, party wall awards, land registry plans and reinstatement cost assessments

PROJECT MANAGEMENT

Schemes ranging from £2m-£20m

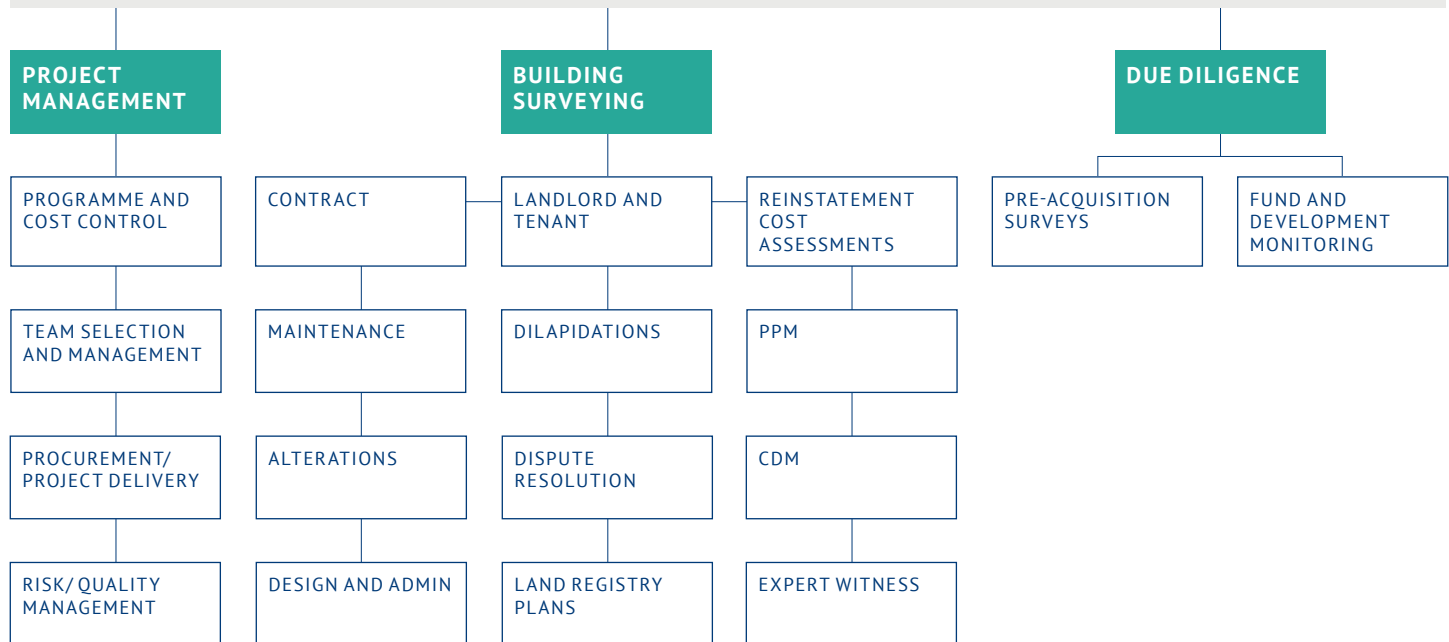
DUE DILIGENCE

Pre-acquisition surveys and development monitoring



A COMPREHENSIVE RANGE OF BUILDING CONSULTANCY SERVICES

RISK MANAGEMENT: HEALTH AND SAFETY / COST / TECHNICAL / PROGRAMME / LEGAL / ENVIRONMENTAL



BUILDING CONSULTANCY – OUR APPROACH

TECHNICAL EXPERTISE

Specialists in refurbishment, extension and re-modelling projects

COMMERCIAL UNDERSTANDING

Close working relationship with property and asset managers develops commercial knowledge of service charges and capital requirements

PROGRAMME AND PROCUREMENT APPROACH

Bespoke procurement routes to balance risk, quality, programme and cost

FLEXIBILITY

Project teams tailored for each instruction with strong relationships and control over the supply chain

TEAM STRUCTURE

Streamlined nationwide teams to accelerate response times, reduce interface risk and lower cost

“

“A focus on the client’s commercial objectives.”

”

A SUSTAINABLE APPROACH TO BUILDING CONSULTANCY

ACCREDITATION ISO 14001

Environmental Management
Systems

DATA CAPTURE

To meet statutory and
client requirements

RESOURCES

Dedicated environmental team
to ensure best practice, providing
training and support on technical
issues such as BREEAM, EPC and
Building Regulations

AUDITS

Sustainability and energy audits
to improve performance and
enable benchmarking

COMPLIANCE

Systems to capture data,
monitor compliance and
reduce energy consumption

CONSULTANTS

Strong relationships with
specialist consultants

AWARDS

Hermes Sustainability Awards
Refurbishment of the year 2012,
2013, 2014, 2015



EXAMPLES OF BUILDING CONSULTANCY PROJECTS

CASE STUDIES



CLIENT

Threadneedle Property Investments Limited

PROPERTY

20/ 21 St James's Square, London

SCOPE

Pre-acquisition survey; separation of buildings and full refurbishment No. 21

SUMMARY

- The buildings were linked to assist with means of escape and building regulations
- As part of the acquisition process Workman advised on the viability of separating the two buildings, back to their original independent status and to meet statutory requirements
- Buildings were successfully separated and No.20 subsequently sold
- Refurbishment works to No.21 included a new central core to open-up the floor plates and comprehensive refurbishment throughout including new changing rooms and showers to the Basement.

CASE STUDIES



CLIENT

Threadneedle Property Investments Limited

PROPERTY

Cooperage Court, 8 Gainsford Street, London

SCOPE

Redevelop former warehouse into 45,000 sq. ft. HQ premises with residents in-situ

SUMMARY

- RA former brewery warehouse divided into a number of office units and extended at roof level to accommodate 12 townhouses
- The works allowed to amalgamate all of the commercial aspects of the building including reconfigured cores and reorientation of the entrance to create 45,000 sq. ft. HQ building whilst the residential tenants were still in occupation above
- Circa 8,000 additional sq. ft. was added as part of the reconfiguration works
- Full Cat A refurbishment and core relocation works
- A pre-let to a large tech company was achieved during the construction phase
- Achieved BREEAM 'Very Good' rating and EPC category B.

CASE STUDIES



CLIENT

Threadneedle Property Investments Limited

PROPERTY

Vantage London, Brentford

SCOPE

Project Management and Contract Administration of full building refurbishment, tenant liaison and lease negotiation

SUMMARY

- Refurbishment of 100,000+ sq. ft office building, including external cladding repairs and improvements
- Obtaining necessary statutory and Freeholder consents
- Works included eleven floors of CAT A refurbishment across all areas, including lift lobbies, toilets, cores and an extensive reception refurbishment
- Ground floor space converted into a mix of office, gym and café facilities
- New curtain walling installed at ground and first floors
- Ongoing negotiations of Agreement for Leases and shell specifications with tenants
- Project Management of works in a part-occupied building and dealing with tenant relationships
- Selection and control of professional and contractor teams.

CASE STUDIES



CLIENT

BRITEL Pension Fund Trustees Limited
c/o Hermes Investment Management

PROPERTY

Baskerville House, Centenary Square,
Birmingham

SCOPE

Defect Diagnosis/ Project Management and
Contract Administration/ Condition Survey
and Planned Preventative Maintenance
(PPM) Programme

SUMMARY

- Grade II Listed Building constructed 1938 as part of the Birmingham City Council's Civic Centre and redeveloped into Grade A offices in 2006
- Office refurbishments undertaken in a phased manner
- Reception re-model and refurbishment to provide an entrance more in-keeping with the building heritage and standard
- Defect Diagnosis completed specifically identifying corrosion of concealed structural steel framework to the tops of the porticos
- Project Management and Contract Administration for phased refurbishment over a six year period
- Presently at feasibility stage for new welfare and cycle storage facilities
- Overall works value £8.5m.

CASE STUDIES

BLACKROCK®

CLIENT

BlackRock UK Property Fund

PROPERTY

2020, 2030 and 2100 The Crescent,
Birmingham

SCOPE

Employers' Agent

SUMMARY

- External repairs and refurbishment; CAT-A fit-out to three office buildings totalling circa 38,200 sq. ft
- Objective to provide flexible refurbished space to obtain medium/ long-term leases on full repairing terms
- One of the buildings was let during the works and the contract was varied to facilitate the tenant's fit-out and early occupation
- Construction cost budget £82/ sq. ft
- Final account construction costs £76.5/ sq. ft.



CASE STUDIES

BLACKROCK®

CLIENT

BlackRock UK Property Fund

PROPERTY

Trident Court, Birmingham Business Park

SCOPE

Employers' Agent



SUMMARY

- External repairs and refurbishment and CAT-A fit-out of office building totalling circa 26,500 sq. ft
- Objective to provide flexible refurbished space to obtain medium/ long-term lease on full repairing terms
- The building was let during the works and the contract was varied to facilitate the tenant's fit-out
- The works were documented in the Agreement for Lease and the new lease commenced on Practical Completion
- Construction cost budget £87/ sq. ft
- Final account construction costs £80.5/ sq. ft.

CASE STUDIES



CLIENT

Hammerson

PROPERTY

Link Street, Bullring Shopping Centre,
Birmingham

SCOPE

Project Management and
Contract Administration

SUMMARY

- Aged and tired retail mall between Grand Central and Bullring to be regenerated and re-modelled
- Project Management and Employers Agent for the scheme valued at c. £6m
- Feasibility, design and delivery need to be completed within nine months of instruction to coincide with Grand Central opening
- Workman were required to project manage and deliver the scheme within this limited timeframe which involved management and coordination of the full design team and negotiation with a main contractor.

CASE STUDIES



CLIENT

Hammerson

PROPERTY

Megadeal, The Bull Ring Shopping Centre,
Birmingham

SCOPE

Project Management and Retail Delivery

SUMMARY

- Landlord's enabling works to reconfigure 50,000 sq. ft of retail space over three levels
- Work to facilitate tri-party letting agreements to create space for River Island, Forever 21 and Victoria's Secret
- Negotiation of Agreement for Leases and shell specifications with tenants
- Setting up of bespoke fast-track procurement route to accommodate aggressive programme
- Project Management of works in live retail environment including, temporary works, fire strategy management, double shift night-time working and mall interfaces
- Delivery of works under £3m budget and ahead of programme.

WHY WORKMAN?

PEOPLE

Motivated, experienced,
stable team

EXPERIENCE

35 year track record of delivering
Building Consultancy services in
all sectors of commercial property

COMMERCIAL FOCUS

Understanding and delivering on
clients' commercial objectives

LOCAL KNOWLEDGE

Regional network of offices
to provide local expertise

RISK

Robust risk management systems

INNOVATION

Track record in delivering value
through specialist approach to
building consultancy

“

*“Specialising purely in
Property Management and
Building Consultancy has
been the foundation of the
firm's growth.”*

”



workman.co.uk

BIRMINGHAM | BRISTOL | CAMBRIDGE | CHORLEY | GLASGOW | GUILDFORD | LONDON | MANCHESTER | NEWCASTLE | SWINDON | PARIS | LYON