

# Understanding Corporate & Occupier Property Management



Property is a key part in the activity of any business whether it is large, small, local or national. Managing property assets properly requires both knowledge and resource and is proving an ever-increasing drain on companies' resources. At GVA Grimley LLP we offer our clients a service providing resource, market knowledge and experience to provide a stable cost effective platform to efficiently manage property assets and to allow our clients to concentrate on their core activities.

## **Why GVA Grimley LLP?**

From the payment of rent and rates, to the collection of income from sub-tenants, from dealing with landlords and tenants, to regularly providing property inspections, GVA Grimley provides our clients through a national property team with a robust yet flexible service to manage their property needs. We have a wealth of experience in our national team dealing with all properties in all sectors, whether you are a retailer in Truro or an industrialist in Aberdeen; we are able to meet your needs.

## **Skills bank**

We have high levels of skill within our team operating throughout the UK in all sectors. With teams based in all major areas GVA Grimley LLP are able to serve your national and local needs with speed and efficiency and deliver our service in a manner that suits your business needs.

## **Team players**

Our services aim to be client driven. Our teams work alongside you and your advisers investing time to develop understanding by analysing your environment, culture and business drivers. We operate within agreed work practices, fee structures, reporting formats and timetables. We build in opportunities for review and develop close, long-term partnerships to support each client's business strategy.

## Property market experience

We have experience in all relevant market matters and have the ability to call upon our other colleagues within GVA Grimley who are Experts in matters such as disposals, acquisitions, landlord and tenant matters, planning, rating and other related fields.

## Communication is key

We see the communication of property information as key to any successful relationship. Establishing clear lines of communication and appropriate reporting is essential to maintaining and improving good working relationships.

## What services do we offer?

GVA Grimley LLP has experience in working with many different occupier and corporate clients in many different ways. Whether it be from bespoke projects through to treasury services, to outsourced property departments we are able to provide you with the services you require. Our clients are able to choose from a number of different services and combine them together into an "all round" service that suits them and their objectives. We aim to provide them with the team they require to meet their aims and ambitions.

## Data

The collection, maintenance and use of accurate data is key to the management of any property portfolio through investment technology, extensive knowledge of databases and software, our ability to keep client data clean, up to date and well managed is second to none. The use of this data through user friendly databases and reporting supports future decision making and strategy.



## Financial

We can also provide treasury control providing financial support to your operations. Our skilled accountants ensure that all your accounting needs are met through tight rent and rates payment regimes, timely budgeting and forecasting, good cashflow management and the regular production of financial reports and analysis. Our hands on approach sees us presenting financial data in an easy to analyse form that supports you.

### For further information, contact

John Jones 020 7911 2900

### Other regional contacts include

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GVA Grimley LLP is a limited liability partnership

## Due diligence

Being sure of what a client is buying by uncovering any hidden liabilities prior to purchase is vital by focusing on estate and facilities management issues such as data, service charges and maintenance contracts both prior to and after acquisition which gives our clients a fast set-up and advice, and helps make an early impact on both the property and their occupying needs.

## Asset management

We combine all the above skills with other disciplines within the firm to ensure assets are maximised and liabilities are reduced. This may include identifying revenue and capital initiatives, managing legacy estates and initiating a development plan, monitoring as well as actively managing the costs and liabilities.

## So whom do we work for?

DLA Piper Rudnick Gray Cary UK LLP, Royal and Sun Alliance, The Royal Bank of Scotland Group, Ulster Bank, First Active, Cable and Wireless, AA, Centrica, Imperial College, NTL, Scottish Office, Friends Provident, Land Securities Trillium, 3G, Morrisons, Sara Lee, New Look, Inchcape, Akzo Noble, English Partnerships