

Strategic Estates Strategy

As the estates world adjusts to the varying demands of the post-covid world, one thing is clear - current building stock, both leasehold and freehold, may be unfit for purpose or no longer required. Whilst traditional models of appraising and analysing building stock, such as stock condition surveys, are still relevant, they can be supplemented and improved upon, including looking at wider periods for maintenance programmes, learning from other sectors (the NHS 6-Facet Model) and ensuring that complex, sometimes historic, buildings are properly appraised.

The property holdings are likely to be a key asset and liability in many organisations. As well as appraising the condition and maintenance programmes of building stock, it is important that accurate portfolio records are retained and assessable, irrespective of whether the assets are held on a freehold or leasehold basis, or possibly a blend of the two. This allows for a strategic assessment of how the buildings are used in order to optimise space efficiency and minimise operational cost.



Estates Strategy



Leasehold Property

With leasehold property, significant advantage can be obtained by having an accurate record of key lease events (such as rent reviews, break options and expiries) and other pertinent terms. Our specialist teams can help with compiling this information. They can also provide support with managing the often less scrutinised occupational costs, including buildings insurance and service charge, by reviewing the obligations and cost base. In addition, they are experienced in dealing with sub-tenant recoveries, helping maximise revenue by ensuring the appropriateness of the charges.



Freehold Property

Whilst many of the issues associated with leasehold property may not be relevant to the freehold estate, it is still important that accurate property records are kept, and the data held should ideally go beyond the condition and maintenance of the building stock. Additional records may include information on the reinstatement or other values of assets, as well as details on the property insurance, title obligations and other relevant information, including any sub-tenant obligations. Our teams are experienced in gathering and interpreting the required data and maximising any sub-tenant recoveries.



Strategic Planning

With accurate and assessable information on an estate, our Technical and Real Estate team can work with you to formulate an appropriate strategy. This may include space planning, refurbishment works and help with altering the size and balance of your freehold / leasehold estate to ensure that it is in keeping with your requirements moving forwards.

Surveys and Consultancy



Appraising the Condition

The traditional 'cost to condition B' HESA model, whilst useful for short term planned maintenance, will not give a full understanding of the impending investment needs, particularly where complex mechanical and electrical systems are present. To fully understand future liabilities our experts regularly advise that 30 to 50 year maintenance plans be prepared and, if required, linked to asset registers to clearly show a consistent picture of the entirety of your estate.



Stock Condition

The condition of buildings is often the key focus of estates strategies. In reality, it only covers maintaining what you already have, rather than where you need the building portfolio to be. By adopting other methodologies (including those used by the NHS) we have advised universities on not only HESA defined functional suitability, but the 'adaptability' of buildings, the efficiency of buildings and plant, known utilisation/occupancy and wider costs of complying with recommendations within statutory surveys.



Maintaining Complex Buildings

Universities have been at the forefront of building design for the best part of 900 years, and this is not without its legacies. Our specialist teams of surveyors have advised on maintenance costs of some of the most historic estates within the UK, providing consistent and sensitive maintenance plans including accounting for large-scale stonework replacement over a fifty year plan though to the nuances of maintaining 'unorthodox' listed 1950s structures.

The Project Team

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Costing Options

Strategic estates strategy planning is not an 'off the shelf' product and is bespoke to the complexity and size of the estate.

Please get in touch for further costing information.

If you have any questions or wish to book one of our principal surveys, please contact us on: covidsecure@bellrockgroup.co.uk