

Strategic Property Advice

“a business needs led approach”



Property Strategy (Portfolio Planning) - This service analyses existing property portfolios in order to articulate performance across a number of metrics and identifies options to better align the property to the business need, increase the efficiency as well as assisting with cost reduction initiatives. Property represents a significant business overhead, usually only surpassed by the cost of staff. Over time we find that the use of space has changed organically and whilst ‘familiar’ in character, it no longer enables the business to work efficiently.

Technology and changing working practices are hampered by inflexible or poorly planned accommodation. A common complaint is a lack of space, but on closer analysis of the work functions and comparison with accommodation design, we often find a mismatch in suitability.

A properly considered, strategic property plan provides for a structured approach to growth or rationalisation and when accompanied with an equally well considered workplace design, will bring added value of improved staff moral, identity, retention and productivity. Our team have many years of experience, both as corporate occupiers and consultants in portfolio management, strategic advice and implementation.

Property Strategy – Key Benefits of a regular review

- > Provision of a clear corporate property strategy and approach to implementation
- > An enabler to business planning
- > Clearer investment planning
- > Identifies opportunities for asset disposals
- > Cost effective use of space + potential for ongoing lower operating costs
- > Avoids ‘last minute’ investment decisions to meet changing business needs
- > Procurement analysis / strategy

CAPITA SYMONDS

With an enviable pool of talent at Capita Symonds giving us a multi-faceted international business providing real estate expertise across the world. We provide a diverse range of services from front end strategic advice through to design, engineering, planning, transaction/ agency services to management consultancy.

Who have our key team members provided Strategic Property Advice to? Here is a diverse sample of our clients and their projects;

- > **CNWL NHS Foundation Trust;** We carried out a review of their 80+ building portfolio and identified opportunities for rationalisation, consolidation and improvement in utilisation with potential to reduce annual operating costs by 26%.
- > **Network Rail;** We completed a high level analysis of a key development and identified opportunities for increasing occupation by over 30%.

If you've got a real estate challenge that needs resolving, or considering embarking on a project and would like an impartial review on the approach to be taken, please feel free to make contact to arrange a no obligation discussion.



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