



**RowleySzilagy**

Building Surveyors & Property Consultants

# Making the Right Decisions





At Rowley Szilagy, we understand property

## Making the right decisions for the growth of your business is critical to its future success.

Many organisations, however, whilst rightly focussing on delivery of their products and services, can fail to fully appreciate the role of property in their organisational output or simply misinterpret the asset or liability property can be to commercial efficiency, business processes and ultimately profitability. Whether making do with old or unsuitable premises, outgrowing where first established or needing to adjust to changing markets, the process needs time, attention and most of all, a strategy.

At Rowley Szilagy, we understand property. Moreover, we understand the need to see the big picture in order to determine if relocation is the answer, refurbishment or remodelling are options or if redevelopment best keeps you where you need to be. Rather than simply look at the task of creating the right space, we look at the why of what you do to consider who needs to be where; what works best and how can it be done.



*“Our Feasibility Study is therefore more than working out if you can fit somewhere else. It gets to the core of your business process and requirements to determine how efficient the space is, if efficiencies can be found and what size, type and form of construction will best achieve your organisational fit.”*

By modelling your optimum office, warehousing, production or industrial space, you will be better informed to define your property search or understand the re-design or re-development criteria for your current premises, site or campus.

Our holistic approach doesn't just focus on your new building(s) but assesses your current liabilities, repairing obligations, anticipated dilapidations claims and puts in place (together with your legal and financial advisors) the best strategy to exit your current demise.

In this Feasibility Stage, we will help you:

### Assess

- Current space
- Operational, team and location requirements
- Overheads and exit liabilities

### Plan

- Space and organisational fit modelling
- Possibilities to extend, alter or redevelop
- Search criteria for new premises

### Consider

- Technical and condition information
- Schematic design feasibility
- Construction costs and timescales

*“See the big picture in order to determine if relocation is the answer, refurbishment or remodelling are options or if redevelopment best keeps you where you need to be.”*

## These costs and timescales will allow you to weigh-up both construction and business interruption costs within the overall project viability assessment to ultimately enable you to make the right choices for your organisation.

With the decision to either expand, refurbish, remodel, redevelop or relocate made, we will help identify the amount of space you need with any special requirements (height, accessibility, thermal performance etc.) to help your agents in their searches or inform the re-design of your current site.

So with the preferred building/site known, we will commence the production of schematic drawings and space plans to invite valuable internal stakeholder and departmental feedback into the design.

Planning policy and Building Regulations compliance can then be assessed at a pre-application enquiry level and via Approved (private) Inspectors so as to receive up-front technical consideration of statutory matters. Any initial Party Wall matters can be flagged to later inform the full design. There may also be significant factors that lead to non-traditional procurement routes being explored at this stage ahead (e.g. design and build as part of a larger development, joint venture or management / bespoke contract for specialist or industry-specific elements).



*“The process needs time, attention and most of all, a strategy.”*

Your chosen scheme and scope of works set out, preliminary budget estimate costs presented and an initial understanding of your out-going liabilities and business planning built into the strategy, you are ready to fully consider the technical suitability of your new site.

- Schematic drawings
- Space plans
- Stakeholder feedback
- Planning considerations
- Building Regulations
- Party Wall implications
- Procurement routes
- Budget Costs

### NEXT STEPS...

Technical due diligence, Design, Statutory Applications, Project Management

**Rowley Szilagy** is a firm of Chartered Surveyors serving commercial, industrial, educational, retail and healthcare clients across the UK.

## Contact us

Feel free to call us or check out our services and experience which can be found at our website by visiting:



[www.rowley-szilagy.com](http://www.rowley-szilagy.com)



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