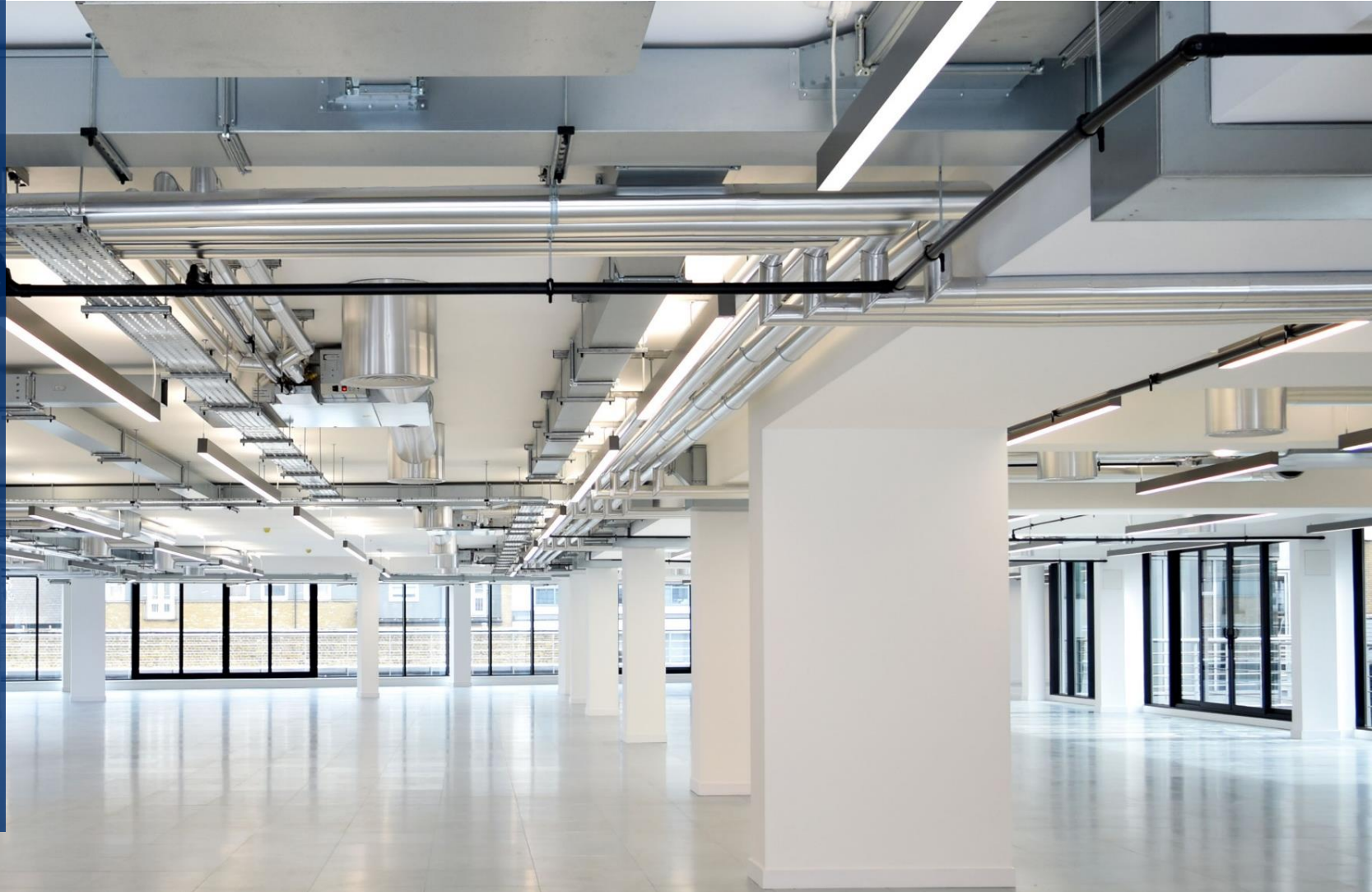
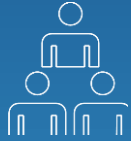


AN INTRODUCTION TO WORKMAN BUILDING CONSULTANCY



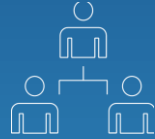
WORKMAN AT A GLANCE

An independently owned LLP, with over 40 years of sustainable growth



PERSONNEL

800+ including 56 Partners



BUILDING CONSULTANCY

Nationwide team of 120, including 26 Partners and 5 Technical Directors



SPECIALIST TECHNICAL TEAMS

Project Management
Dilapidations
Technical Due Diligence
Development Support
Fire Advisory
Design



SERVICE QUALITY

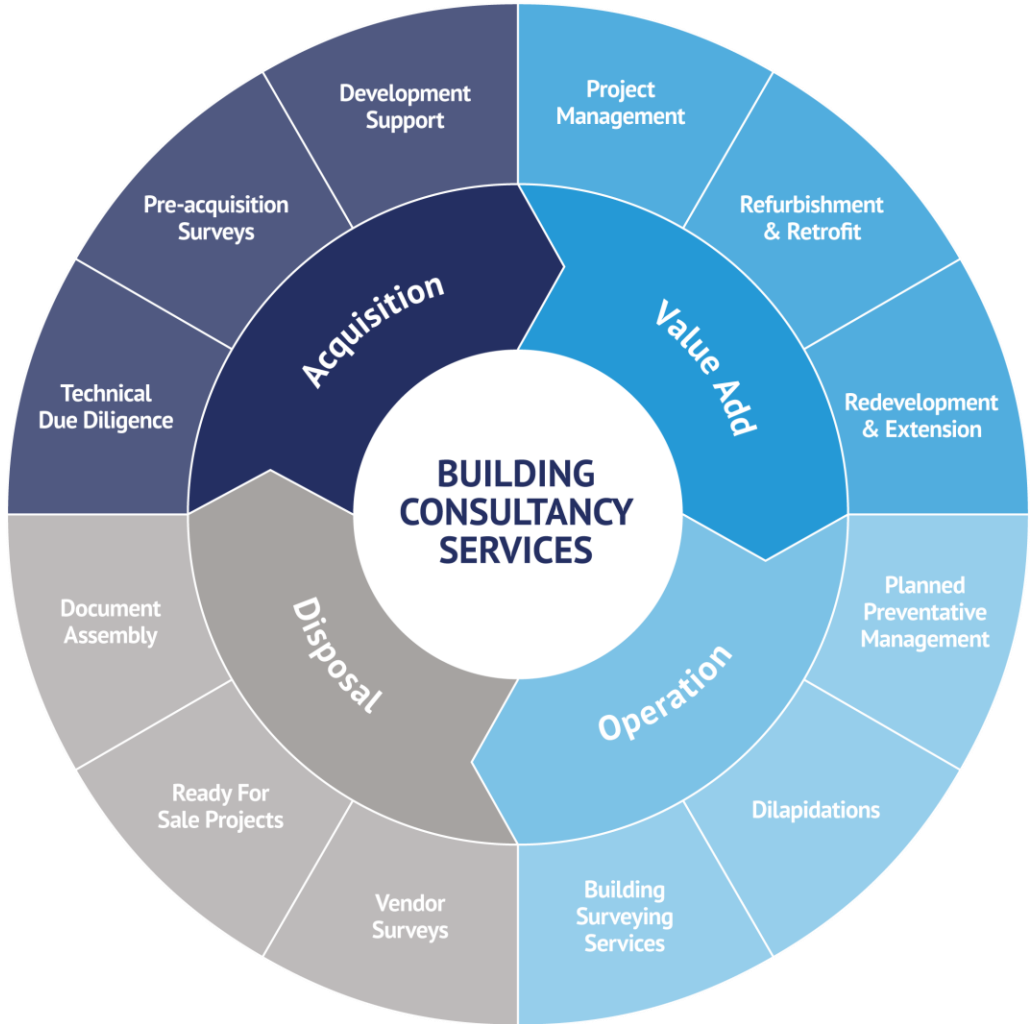
ISO 9001: Quality Management
ISO 14001: Environmental Management
ISO 45001: Occupational H&S
ISO 22301: Business Continuity
ISO 27001: Information Security
AAF 01/20 & ISAE 3402 Financial Controls



SOME OF THE ORGANISATIONS WE ARE PROUD TO WORK WITH



BUILDING CONSULTANCY SERVICES FOR THE WHOLE INVESTMENT LIFE CYCLE



SCALE OF OUR BUILDING CONSULTANCY SERVICES

DILAPIDATIONS

£20m

Settled Dilapidation Claims 2023/2024

PROJECT MANAGEMENT INSTRUCTIONS

£180m

Construction works completed 23/24

312

Instructions 23/24

£8m

Average contract value 23/24

FIRE ADVISORY

130

Instructions 23/24

TECHNICAL DUE DILIGENCE

68

Surveys Undertaken in 23/24

DEVELOPMENT SUPPORT

£2bn

Of assets acted upon in 23/24

PPM REPORTS

186

Completed in 23/24

OUR PEOPLE & APPROACH

At Workman, our success stems from a blend of exceptional talent and a client-focused strategy.

OUR PEOPLE



GROWTH & DEVELOPMENT

We recruit top talent, offering competitive packages and investing in future leaders with structured training and **an 80% APC pass rate.**



RETENTION & EXPERTISE

With an average service length of **5+ years** and **18 years among our partners**, our team includes experts in building surveying, project management and fire safety.

OUR APPROACH



CLIENT FOCUSED

We prioritise understanding and delivering your business plan



INNOVATIVE & PRAGMATIC

We adapt to client needs, providing clear, actionable advice.



COLLABORATIVE EXPERTISE

Our no-ego culture and technical knowledge ensure tailored solutions.

OUR TEAM – RECRUITING, RETAINING & DEVELOPING OUR TALENT



BE NEWS | Top Stories | Insight | BE Informed | BE Connected | ESG

Discover: Mixed Use | Workspace | I&L | Residential | Retail, Leisure & Hospitality | Finance | Tech | Life Sciences | Deals

Workman unveils flurry of promotions across the business

By BE News Team



5 MINUTES WITH
Stefan Radic,
Assistant Building Surveyor



WELCOME TO WORKMAN

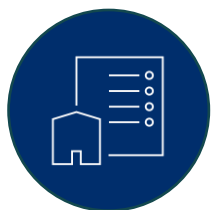
Colin Bell
Associate, Fire Advisory



WORKMAN EXPANDS COMMITMENT TO MENTORING CIRCLE



SPECIALIST TEAMS FOR SPECIFIC TECHNICAL ADVICE



PROJECTS

- Project Management
- Client Representative



TECHNICAL DUE DILIGENCE

- Pre-Acquisition Surveys
- ESG Due Diligence
- Vendor Surveys
- Ready for Sale



FIRE ADVISORY

- Building Safety Case Reports
- Fire Compartmentation
- Fire Doors
- External Walls



DILAPIDATIONS

- Pre-schedule advice & recommendations
- Interim & terminal Schedules
- Claims settlement



DESIGN

- 3D Flythroughs
- Virtual Tours
- CGI's
- Space Planning
- Feasibility & design drawings
- Statutory & site plans



DEVELOPMENT SUPPORT

- Pre-transaction support and technical review
- Construction and development monitoring
- Pre-completion due diligence and development agreement compliance audits

WORKMAN FIRE ADVISORY SERVICES

Making the complex, simple

IN THE LAST YEAR..



60

FIRE SAFETY ASSET PLANS CREATED



30

BUILDING SAFETY CASE REPORTS DELIVERED



115

AUDITS COMPLETED



£20

MILLION IN FIRE SAFETY REMEDIAL WORKS MANAGED

1. FIRE SAFETY ASSET PLAN



Fire Safety Asset Plan provides a holistic review of all technical and financial considerations

2 EXTERNAL WALL SYSTEM REVIEW



3 FIRE COMPARTMENTATION AND FIRE DOOR AUDITS



4 BUILDING SAFETY CASE REPORT



5 TECHNICAL DUE DILIGENCE (ACQUISITION, REFINANCING, DISPOSAL)



6 FIRE SAFETY EXPERT



7 FIRE SAFETY PROJECT ADVISORY



Fire safety isn't just a legal obligation; it's a moral and financial imperative.



OUR FIRE ADVISORY SERVICES PROVIDE



ASSET LIQUIDITY:

Meeting market requirements beyond statutory minimum.



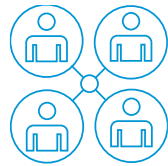
VIABLE SOLUTIONS:

Costed recommendations fitting within your asset business plan.



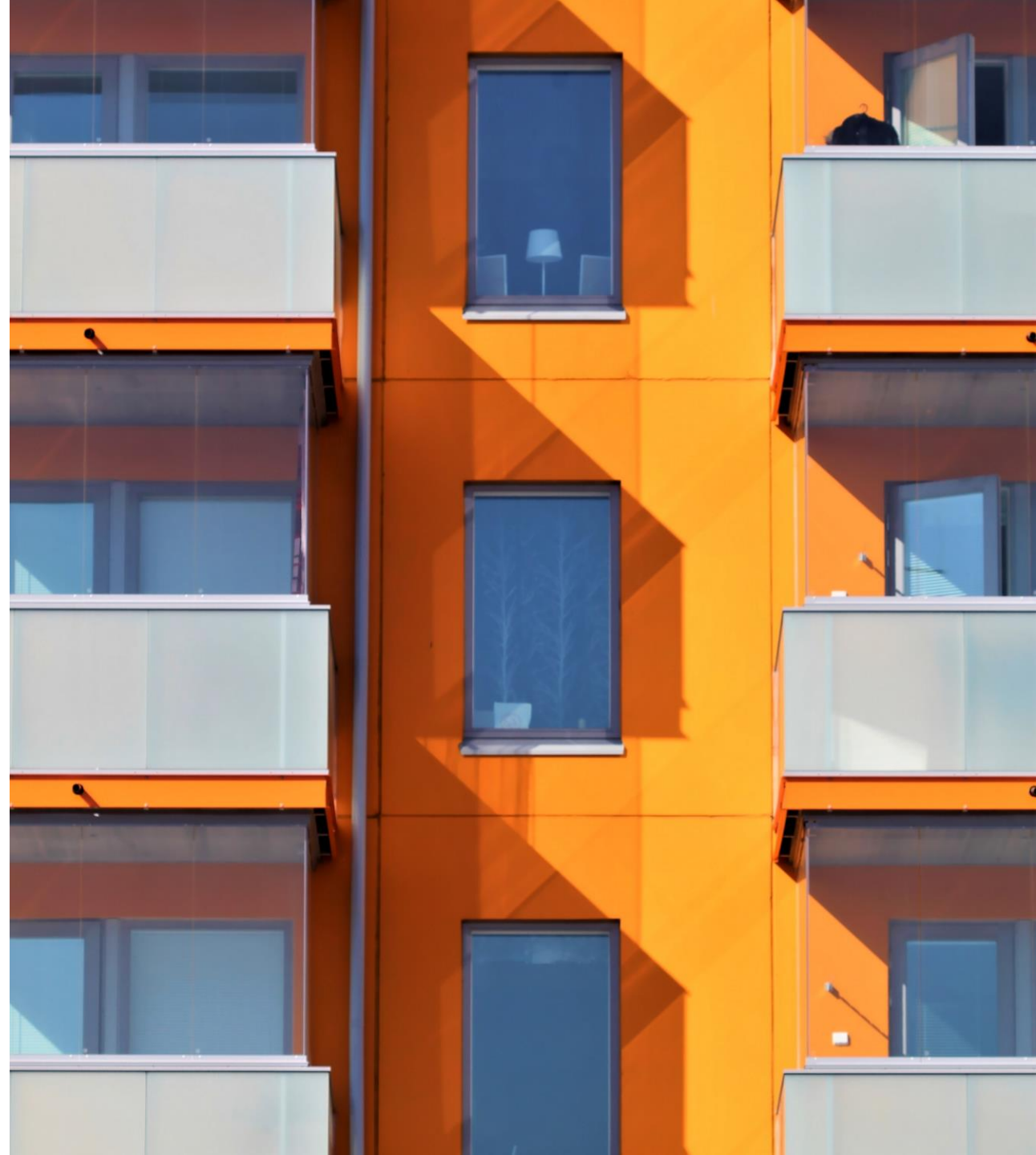
STATUTORY COMPLIANCE:

Interpretation of current and future legal complexities.



STAKEHOLDER ASSURANCE:

Demonstrate commitment to fire safety to occupiers, investors, and lenders.



WORKMAN TECHNICAL DUE DILIGENCE

Providing solutions, not just identifying problems



RESPONSIVENESS
& LOCAL
KNOWLEDGE



MANAGEMENT
INSIGHT



BEST-IN-CLASS
TECHNICAL
SPECIALISTS



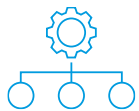
COMMERCIAL
ADVICE



PEACE OF MIND



TECHNICAL
EXPERTISE



A VALUABLE ASSET
MANAGEMENT TOOL

IN THE LAST YEAR..



37

PRE-ACQUISITION
SURVEYS CREATED



40

VENDOR SURVEYS DELIVERED



£3BN +

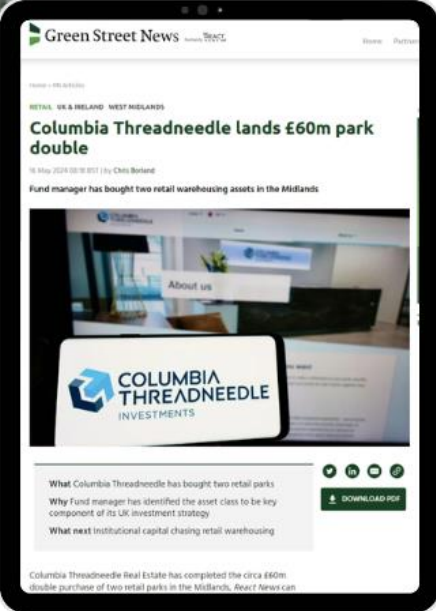
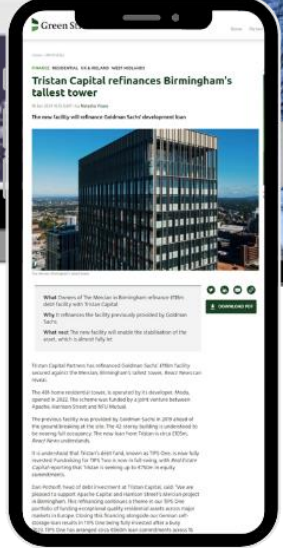
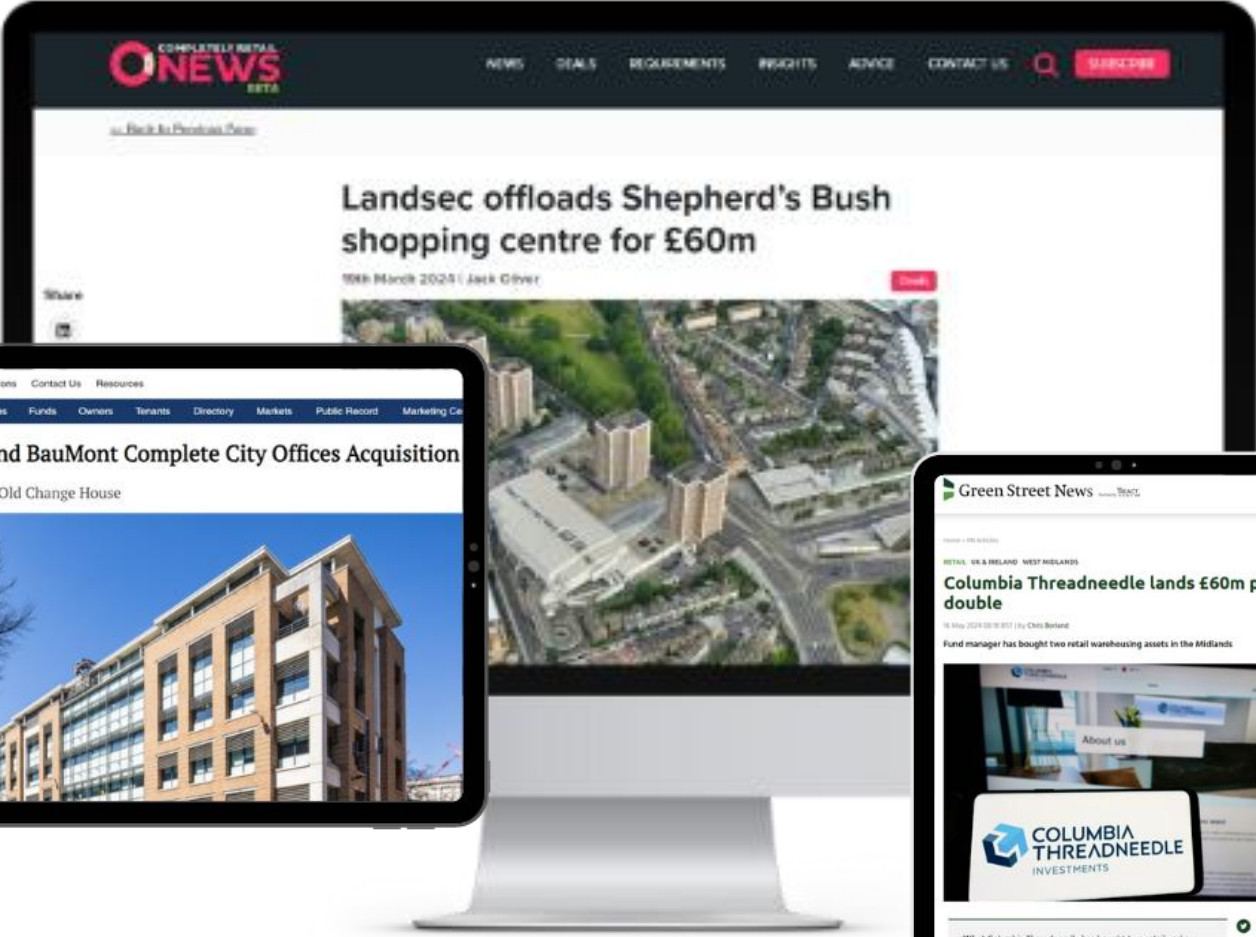
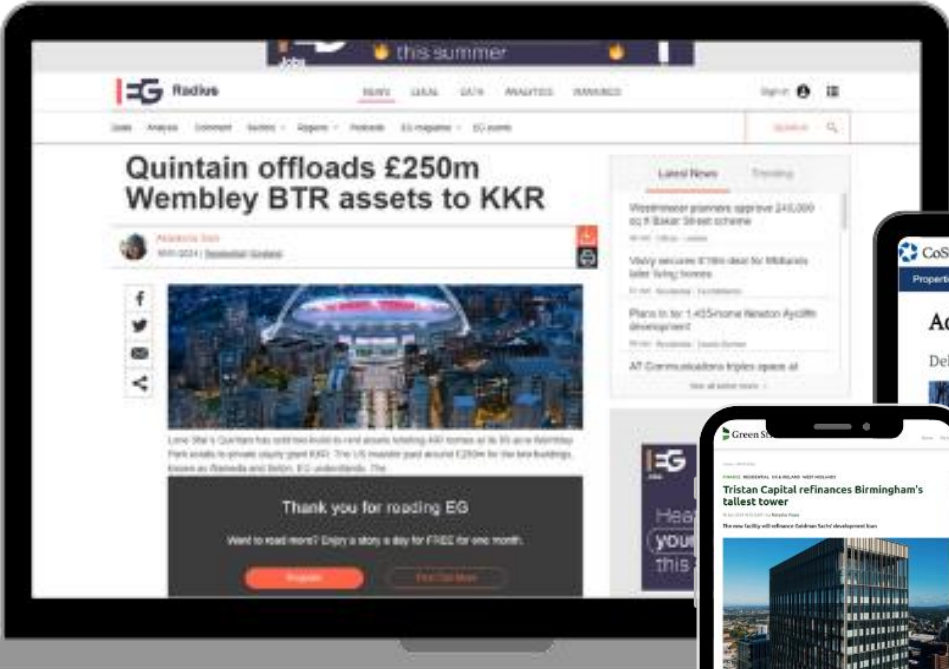
OF PROPERTY ADVISED ON



Our due diligence advice considers commercial solutions and the feasibility of clients' business plans, not just surveys that highlight current problems.



DUE DILIGENCE ADVICE THAT ANSWERS THE RIGHT QUESTIONS – RECENT TRANSACTIONS



WORKMAN DILAPIDATIONS

Maximising your property potential



LOCAL EXPERTISE

12 offices for rapid responses and deep local knowledge.



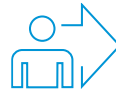
COMMERCIAL ACUMEN

Advise the client on the best course of action for their asset



PROVEN TRACK RECORD

Settled £20 million in claims last year, 95% fee recovery.



INTEGRATED APPROACH

Liaison with property management ensures better understanding and seamless communication.

IN NUMBERS



£20M

CLAIMS SETTLED
2023/2024



95%

OF FEES RECOVERED



£190,000

AVERAGE CLAIM VALUE



Our extensive refurbishment and repair experience allows us to create precise dilapidation schedules with accurate cost assessments and detailed claims.



WORKMAN DESIGN

Bringing imagination to life through cutting-edge CAD technologies



VISUALISATION

- CGI's & Panoramic CGI's
- 3D Flythroughs
- Virtual Tours
- 3D Massing visuals



TECHNICAL DRAWING

- Feasibility Plans
- Lease Plans
- Planning Drawings
- Site Plans
- Space Planning
- Vehicle Tracking
- Virtual Tours



WORKMAN PROJECT MANAGEMENT

LIVE PROJECTS

220+

OFFICE
REFURBISHMENTS

2m

Sq. ft

INDUSTRIAL
REFURBISHMENT & NEW
BUILD

6m

Sq. ft

PROJECT RANGE

£5m

to

£80m

RETAIL RECONFIGURATION &
REPURPOSING

4m

Sq. ft

RESIDENTIAL & STUDENT BEDS
DELIVERED

2,000 +

WORKMAN PROJECT MANAGEMENT

Some recent instructions



EXAMPLES OF BUILDING CONSULTANCY PROJECTS



COLMORE ROW, BIRMINGHAM

Scope: 560,000 sq.ft

Summary:

- Development Monitor Surveyor for Birmingham's tallest office building at over 26 storeys, 230,000sqft of Grade A office space with rooftop restaurant, 18th Floor roof terrace and four storey winter garden..



20/21 ST JAMES' SQUARE, LONDON

Scope: Pre-acquisition survey, building separation and full refurbishment

Summary:

- Advised on feasibility of splitting two linked buildings. Completed separation while maintaining means of escape and complying with statutory regulations enabling sale of No.20.
- Completed comprehensive refurbishment of No.21 including installation of new central core.



NOMA, MANCHESTER

Scope: Project Management and Contract Administration

Summary:

- Delivered a multiple award winning and unique Grade A office conversion of a 180,000 sq.ft. listed building on the NOMA estate in Manchester.
- Involved careful selection of a bespoke project team and worked closely with the sole tenant (Amazon) to ensure their occupier needs were met.



COOPERAGE COURT, LONDON

Scope: Redevelopment of former warehouse into 45,000 sq. ft. HQ offices

Summary:

- Divided former brewery warehouse into office units and extended at roof level to accommodate 12 townhouses while existing residential tenants remained in occupation.
- Full Cat A refurbishment as well as adding further 8,000 sq. ft. of space, achieved BREEAM 'Very Good'.