



CASE STUDY - ASSET & PROPERTY MANAGEMENT

SPEEDY HIRE PLC

Dunlop Heywood provides estate management services across the national network of Speedy Hire Plc including operational, sub-let and void estate. Dunlop Heywood are effectively the out sourced estates team for Speedy reporting to a small in house team.



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Through a dedicated team of experienced professionals we work closely with Speedy's property team, directors, accountants, local managers, solicitors and other stakeholders to deliver the organisation's property strategy and providing the best property solutions to maximise value and minimise cost and risk.

Services and notable achievements are:

- Delivery of Speedy's Network Optimisation Plan - acquisition of strategic new larger premises and the closure of small premises
- Asset and property management including management of lease events
- Agency - acquisition of new sites and disposal of 60 legacy properties - total saving in liability of **£10 million**
- Lease Advisory - rent reviews, lease renewals and re-gearing of leases - total number of transactions 145 and total saving in rent of **£1.1 million**
- Management of the sublet estate of 45 properties with a rent roll of **£1 million**
- Rates Advisory and Mitigation - total saving **£0.9 million**
- Project Managing the fit out of new sites, upgrading existing depots and managing repair schemes
- Building Surveying - dilapidations, condition surveys and pre-acquisition surveys. Total saving in Landlord's claims of **£1 million**