

CASE STUDY

ASSET SERVICES AND FACILITIES MANAGEMENT



LOCHSIDE AVENUE, EDINBURGH

PROJECT SUMMARY

Asset Services and Facilities Management

TEAM

Asset Services

LOCATION

4-5 Lochside Avenue, Edinburgh
Park, Edinburgh, EH12 9SE

CLIENT

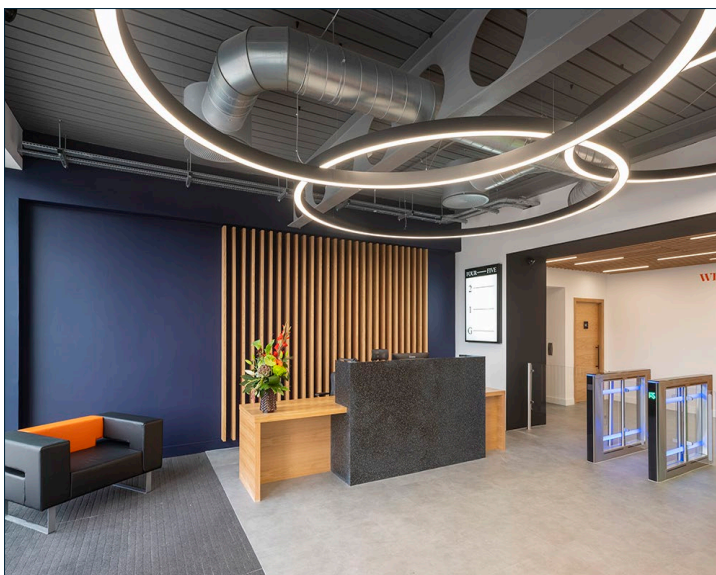
Knight Property Group Plc

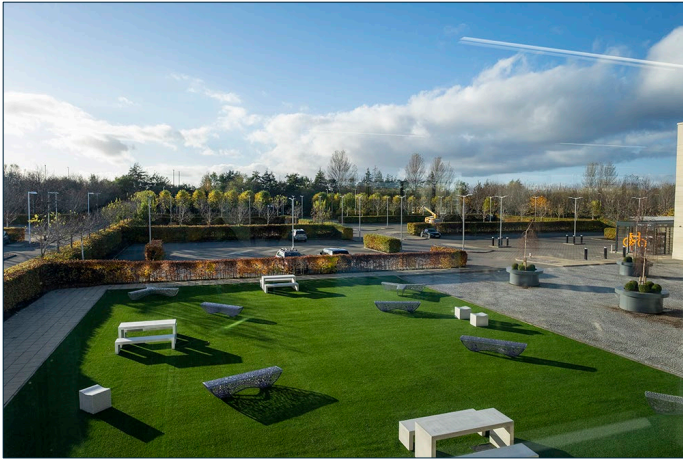
DATES

1st July 2023 – Present

INTRODUCTION

Graham + Sibbald (G+S) were appointed on 1 July 2023 to provide Asset Services and Facilities Management at 4-5 Lochside Avenue, Edinburgh on behalf of Knight Property Group Plc. These services included establishing and managing the service charge, general property management, financial reporting, tenant liaison, facilities management, inspections, insurance, and utilities support.





OVERVIEW

4-5 Lochside Avenue is a flagship redevelopment project for Knight Property Group situated in the heart of Edinburgh Park and one of the properties our Asset Services team are now managing. The Building has been comprehensively remodelled, redeveloped and refurbished to an extremely high standard and offers exceptional Grade A office accommodation, ranging from 14,000 to 43,000 sqft over three floors. The Building has sustainability at its core and is capable of operating with net zero carbon emissions and features a host of sustainability and well-being enhancements.

APPROACH

To ensure the Buildings sustainability features are maximised, and to maintain close working relationships with Knight Property Group, the G+S approach to implementing services has included:

- Regular site visits and technical guidance from our inhouse Health, Safety, Environment, and Quality Manager, ensuring the property is compliant with all relevant health and safety legislation and regulation.
- Full review of the Buildings mechanical and electrical (M&E) plant and equipment working in partnership with the incumbent M&E Contractor and lead by our inhouse Facilities Management team.
- Regular inspections undertaken by our Property Managers, liaising with, and getting to know the on-site Building Manager.
- Gaining an in-depth understanding of the Building, to ensure it's being well maintained, contractor performance is acceptable, and occupier queries can be dealt with timeously.
- Full review of the Building service charge budget, apportionments and common areas services.
- Financial transitioning and reporting, implemented by our finance team and managed by a dedicated Accounts Manager.
- Health and safety, fire, and water risk assessments completed by independent health and safety consultancy specialists.
- Appointment of an external utility consultant to support and deliver utility tendering services, data validation, recharging, and bespoke energy management services.

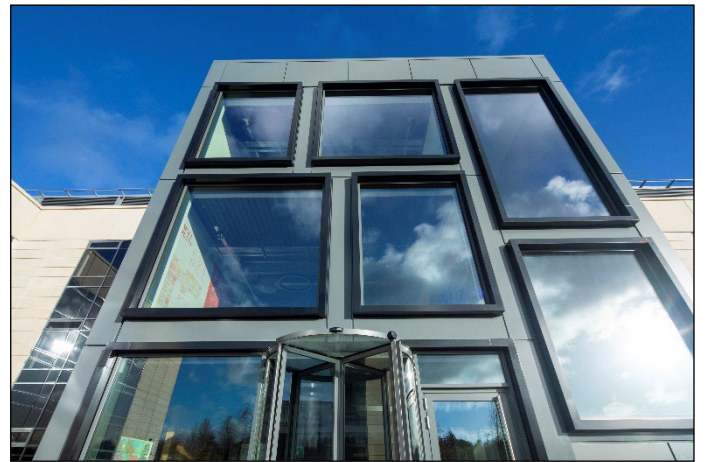
- Implementation of G+S leading estate management software ensuring effective and accurate flow of financial information and reporting.

Sustainability

The Building aims to set a new benchmark for sustainability and benefits from the following features:

Sustainable Transport – Edinburgh's tram passes through Edinburgh Park with a dedicated stop within walking distance of the Building. There are five bus routes available from Edinburgh Park and two rail stations. There are 11 electric car charging points (and the capacity for more) along with a secure cycle store for 60 cycles.

Energy + Carbon – The EPC for the Building is B+ which is the best for a redevelopment in Edinburgh Park, and the Buildings electrical supply is from 100% renewable energy sources. PV panels generating zero carbon electricity have been installed on the roof, the Building and car park is fitted with LED lighting throughout, and heating and cooling to floors is provided via a highly efficient VRF heat pump system.



Health + Wellbeing – The Building has a large lawn for break out space with seating. 100% fresh air is delivered to the occupiers working space via ductwork to the pressurised floor void. There are dedicated showers, changing, and drying room facilities for cycling to work, and the Building has glazing on all four elevations for an abundance of natural light.

Accessibility – The Building has a large number of disabled parking spaces, the entrance is clearly signalled by a prominent extension and has an accessible entrance door. Internally there is step free access to the central passenger lift which provides access to all floors. There are two accessible WC's on each floor and an accessible shower within the communal changing and shower area on the Ground Floor.

Waste Management – There is a 23 sqm waste storage enclosure located near the Building and occupiers have access to full recycling services for all of their waste which includes paper, cardboard, plastic bottles, food tins and drink cans, glass, and food waste.

RESULTS

Since G+S have been appointed, we have welcomed a new occupier to the Ground Floor with a second occupier commencing fit out works to the First Floor. Negotiations are currently underway for the Second Floor. Each new occupier has been welcomed by the team and provided with relevant building information and contact details.

The service charge budget for the Building has been fully reviewed and approved, ensuring that adequate budget provisions are in place against each service charge budget category. Occupiers have been provided with a detailed explanation of the budget to ensure payments can be made in a timely manner, which will support the smooth operation of the Building.

Our Facilities Management Team have been ensuring that all M&E systems are properly maintained to industry standards, and health and safety legislation and assessment requirements, are fully complied with. This proactive approach supports 'best practice' management processes, ensuring the Building continues to be a benchmark for sustainability.



"4-5 Lochside Avenue is a landmark office project for Knight Property Group, which is now home to Lumacron Technology and Pulsant.

Graham + Sibbald provide a vital supportive relationship with our tenants, ensuring that any issues are dealt with professionally and quickly. In addition, they keep us fully apprised of all legislative and regulatory requirements, making sure that the building's wellbeing and sustainable credentials are maximised for the benefit of our tenants at all times.

We are very pleased with the ongoing services provided by the Graham + Sibbald team, which ensures the smooth and efficient management of this building."

Howard Crawshaw, Managing Director of Knight Property Group Plc

Key contacts:



Sarah Riggs
Associate
sarah.riggs@g-s.co.uk
07803 896 982



James Newbold
Student Surveyor
james.newbold@g-s.co.uk
07469 478 261



Janis Sergeant
Accounts Manager
janis.sergeant@g-s.co.uk
07881 547 748



Scott Cant
Senior Facilities Manager
scott.cant@g-s.co.uk
07469 457 549



Matthew Mills
Health, Safety, Environment, and Quality Manager
matthew.mills@g-s.co.uk
07500 425 610