

Case Study - Property Management Covercroft, Droitwich Spa



THE BRIEF

In performing an asset management review, Place Partnership is converting numerous tenancies at will into fixed term tenancies at market rents.

One such example is a property known as Covercroft in Droitwich Spa that has been occupied by the NHS for a number of years without any security of tenure.

Place Partnership ensured appropriate market due diligence, valuation input, advice on terms and documentation of the agreement that was negotiated between the parties, Worcestershire County Council (WCC) and the local NHS.



OUR APPROACH

Sound communication with all parties was key. The pre contract enquiry form was far reaching and involved working across all business divisions of Place Partnership. There were requirements to:

- Liaise with the Energy Team with regards to the Energy Performance Certificate (EPC) and Gas and Electricity bills
- Liaise with the Facility Management Team with regards to the physical condition and fire safety
- Liaise with the Finance Team with regards to recent bills such as Non Domestic Rates

Assistance was also sought from the NHS site management team of Covercroft for certain matters as they occupy the property already. The Estates Team were able to co-ordinate all this in less than three weeks, with the only delay being on the EPC, as this was an arrangement that had to be agreed with site management and the EPC contractor.



RESULTS

This has been a Place Partnership success with Estates coordinating the approach and setting the objectives clearly with the various departments. From the receipt of the EPC, we have been able to complete the form as well as providing reasoned advice with the questions raised by solicitors acting on behalf of the NHS. We are now waiting to hear from WCC that the agreement has been signed.



