

# CASE STUDY

## TOWN CENTRE SECURITIES



### HEADLINES

#### WON

a three-year contract following a successful tender

#### THREE

city centre sites being managed

#### AUDIT

of its asset register across three sites allowing for efficient budgeting and procurement

#### FULL

compliance and certification for natural gas, refrigeration and water hygiene

## HOW WE DID IT

Town Centre Securities is a Leeds and London-based property investment and development company with assets of approximately £375 million.

We were invited to tender due to our reputation and track record working for other property companies such as Capita, Eddisons, Savills and Tiger Developments.

We won a three-year contract that sees us provide pre-planned preventative and reactive maintenance of all mechanical and electrical services.

Town Centre Securities wanted to enhance the standard of its maintenance at three key buildings in the heart of Leeds: Merrion Centre (retail), Wade House and Town Centre (both offices).

Ensuring the heating, cooling, lighting, power, safety systems and access controls work at their best is of paramount importance so shoppers in the Merrion Centre and workers in the two office blocks experience the best possible conditions.

Our approach was to deliver a strategy that will see all building services maintained so they are fully functional at all times, operate efficiently and the equipment is audited and monitored for optimum performance.

We employed two resident engineers on-site to project manage the work and this results in all reactive/emergency requirements being addressed immediately.

To enable the M&E equipment to operate at its most efficient and be as reliable as

possible, we introduced a comprehensive asset register giving Town Centre Securities full visibility of its maintenance requirements and equipment lifecycles.

This makes budgeting for and procuring new assets more efficient and ensures it continues working at its best all of the time.

It is also vital the sites are fully compliant with current regulations with relevant certification issued for services such as natural gas, refrigeration, water hygiene, emergency lighting and fire alarms.

With the Merrion Centre being a public place, repairs need to be carried out swiftly and in a safe manner either discreetly or out of core opening hours to ensure the customer shopping experience is preserved.

### KEY FACTS

Project title: Town Centre Securities

Location: Leeds City Centre

Services: M&E, reactive and planned maintenance

Client: Town Centre Securities

G&H divisions: Maintenance

### KEY CONTACT

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