# **First Class Buildings**

**Royal Mail Group** 

### 29<sup>th</sup> January 2014

### Ian Simms - Group Property

## **Constructing Excellence Asset Group**

• What is important to Royal Mail:

# Safety

Our Customers and our People

## Continuity

No business interruption

## **Constructing Excellence Asset Group**

• How we achieve this

Procurement of Premises Building Design Building and Engineering Design Competence of Suppliers

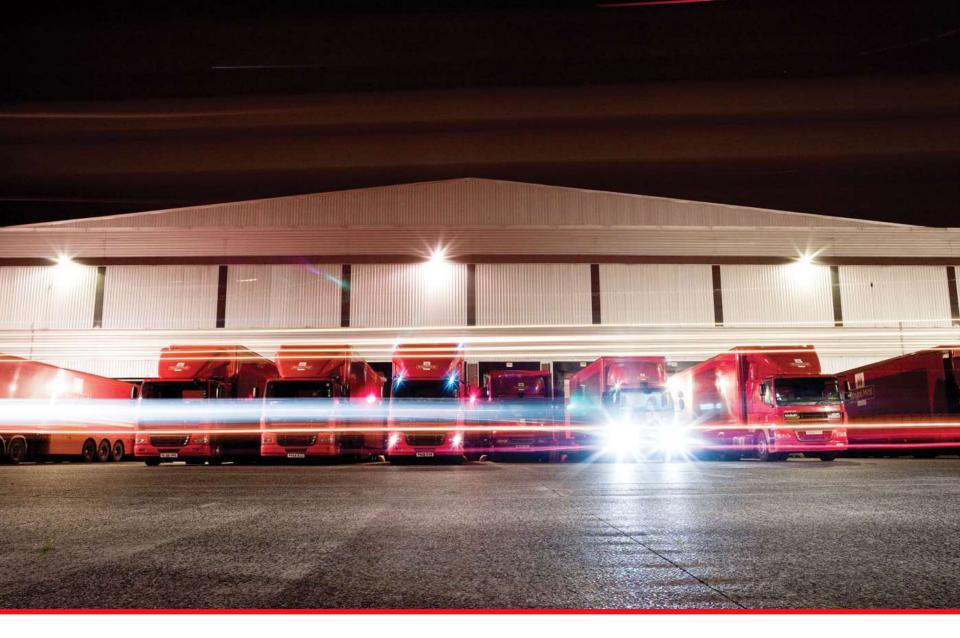




### **Procurement of Premises**

- Logistics and delivery companies need Space for vehicle circulation Loading Parking
  - Safe access for customers
- Commercial property Standard ratios building to parking area
  - Typically 80 -20
- Developer solutions Flexibility in layouts Bespoke developments
- Adaptable Buildings
  Demountable exterior and interior wall panels
- Design Solutions Adapting buildings





# **Building Design**

 Clients requirements Minimum interruption Low maintenance Least risk

- E.g. minimal work at height

#### Designers and Designers

Eliminate -High level internal work Fragile surfaces Minimise – Access to roofs Maintenance



# **Building and Engineering Maintenance**

 FM suppliers key role Keeping operational units available for work

Comprehensive contracts

Preventative maintenance

- Not simply 'fix when fail'
- Fast response
  - Help Line
  - Web based fault management
- Transparency
  - KPI
- Clients are responsible for safety in their workplaces

 FM Suppliers can help with Compliance documentation Readily available



# **Competent Suppliers**

- Clients need to check suppliers have suitable Skills Training Experience
- RM suppliers must have SSIP accreditation
  Safety Schemes in Procurement
- Suppliers can share their performance data Safety Management System

# Summary

• Clients and Suppliers working safely together to provide

Business ready premises Fit for purpose buildings Maintained easily

Questions