

We will align your  
**ASPIRATIONS**  
with our **EXPERTISE**  
to ensure these  
become a **REALITY.**



**align** PROPERTY  
PARTNERS

# OUR PEOPLE

## COUNCIL REPRESENTATIVES



### RICHARD FLINTON

CHIEF EXECUTIVE

Richard has gained a wealth of experience throughout his time at North Yorkshire County Council and will be invaluable in his role to head up the new unitary authority. He has without question the unwavering respect of his colleagues; his vision and passion for North Yorkshire will be vital in shaping the future for the hundreds of thousands of people who live and work in the county.



### CARL LES

LEADER. PARTY: CONSERVATIVE. ELECTORAL DIVISION: CATTERICK VILLAGE & BROMPTON -ON-SWALE DIVISION

Cllr. Carl Les was elected leader of North Yorkshire County Council, unopposed since May 2015. He has represented the Catterick Bridge division for 20 years and was deputy leader of the council prior to his election as leader. He has been a member of the North Yorkshire Police Authority and now chairs the Police and Crime Panel. He is a Director of the hugely successful 'Welcome to Yorkshire' and is volunteering as Commercial Director of Wensleydale Railway plc.

## DIRECTORS



### RON WALTON

APP MANAGING DIRECTOR

Ron has over 30 years' experience working for major construction design consultancies across all building types. He has exceptional contractual understanding and experience working with both JCT and NEC Contracts with extensive experience of framework management in both the public and private sectors.



### GARY FIELDING

CORPORATE DIRECTOR

Gary is the Corporate Director of Strategic Resources for North Yorkshire County Council. His role covers Finance, ICTM Property, Procurement, The Council's Change Programme and Corporate Performance Management. As a qualified CIPFA Accountant, he has held a number of middle and senior management posts and an Assistant Chief Executive post before becoming Corporate Director.



### KARL BATTERSBY

CORPORATE DIRECTOR

Karl has been the Corporate Director at North Yorkshire County Council since November 2020 and is responsible for Highways and related functions, passenger transport, waste disposal, fleet, public rights of way, trading standards and regeneration. A planner by background, Karl has held a variety of planning roles at Exeter City, Doncaster, Wakefield and Blackpool councils.

## MANAGEMENT TEAM



### MARK HALL

ASSOCIATE DIRECTOR

Mark is the single point of contact for a number of our clients to ensure the correct communication links are developed with key stakeholders. Mark has over 30 years' experience in all aspects of framework management, service delivery and project development in Estate Management, Building Infrastructure, Waste and Highway Engineering.



### RICHARD GALE

ASSOCIATE DIRECTOR

Richard is a chartered Architect with excellent project management experience, client liaison skills and who has gained knowledge across a variety of construction sectors and project types. As a registered Architect (ARB and RIBA), Richard upholds a high level of integrity and professional conduct and is duty bound to maintain these organisations' strict codes of conduct.



### DANIEL STOREY

ASSOCIATE DIRECTOR

Daniel has over 30 years' experience of designing, managing, and delivering projects, in both the public and private sectors; working on new build and refurbishment projects of public, historical and educational buildings. Daniel is a professional member of the Royal Institution of Chartered Surveyors and also has Association of Project Management accreditation.



### ANDREW BARDON

ASSOCIATE DIRECTOR

Andy is a Fellow of the Royal Institution of Chartered Surveyors and the Association of Project Managers. Andy's expertise in Quantity Surveying has led to both educational awards and the publication of education technical journals. He has a wealth of experience in framework management and has regularly and successfully delivered such frameworks in the Public Sector.

# OUR CORE VALUES

## QUALITY

We are passionate about great design.

## INNOVATION

We invest in training and new technologies to provide best value for our clients.

## RESPECT

We know that our reputation relies on the quality of service we provide you with.

## HONESTY

We have an open and transparent relationship with our clients.

## TRUST

We have demonstrable experience in timely and cost effective delivery of projects to our clients.

## OUR VISION

Align Property Partners ensures collaborative working is at the heart of what we do.

Our team's priority is understanding your needs at the outset so that we can clearly define the expected outcomes. This way we can deliver the very best value project.

We aim to be the property consultant of choice, recognised for delivering high quality, excellent value solutions and a leading provider of professional design services.

## CREDIBILITY



RIBA 





# WHO ARE WE?

**Align Property Partners (APP) is a Northern based consultancy owned by North Yorkshire Council offering a comprehensive, multi-disciplined property service to both public and private sector clients.**

We are an ISO 9001 registered company with over a decade of experience in delivering a wide range of projects from refurbishments to new builds. APP is an experienced integrated business of Architects, Building Surveyors, Mechanical and Electrical Engineers, Structural & Highways Engineers, Quantity Surveyors, Estate Surveyors, CDM and Sustainability Consultants, all working with you to make your aspirations a reality.

Our team has successfully delivered over 1000 projects over the last seven years to our clients. We have vast experience of working with organisations from wide ranging backgrounds, scale, complexities and industries.

Our designs are carefully considered to work within your constraints, whether they are time or cost driven, to always provide the best quality. We seek to provide both sustainable and future proof solutions to your brief. We are constantly moving our business forward by continually developing our staff and utilising the latest technology including Building Information Management to ensure your solution is tailor made.

## HOW WE STARTED

Align Property Partners, formerly North Yorkshire Property Partners, started trading in November 2015. From 35 staff, mainly consisting of Jacobs and Mouchel consulting staff when we started in 2015 to over 105 personnel to date. In 2015 we continued to provide public sector services to North Yorkshire County Council, mainly serving the education sector. Up to today (2023) we have continued to develop our public sector service to authorities North to South, East to West, including Barnsley, Middlesbrough, Stockton, North Tyneside, Durham, Darlington, North Lincolnshire, City of Hull, Cumbria, St. Helens, Bury and Wigan Councils, as well as continuing to expand our services to the districts in North Yorkshire.



## OFFICES & LOCATIONS

Align currently have established offices and secondment offices in Northallerton, Kendal, Cockermouth, Otley and Durham.



## TRAINING & SOCIAL VALUE

Align Property Partners continue to have training at the heart of our business, with over 21 students currently as trainees. These will be the professional service staff in the future to support North Yorkshire Council APP run an annual Apprenticeship Programme, taking young people from local schools and colleges and committing to take them through a chosen professional discipline to a minimum of degree level. We are very proud of our apprentice programme, not only because of the support it provides local communities, but also because of the excellent results it provides and the great employees these young people develop into. Two local students working towards their "T Level qualification have been assigned work placements within our Structural and Quantity Department for one day per week during term time.

We also run a successful work experience programme for students from local school's and colleges, whereby students get the opportunity to sit with each department in our multi-disciplinary team, with the opportunity to work on real construction projects. There are 10 work experience students due to join APP in the summer of 2023, which will be assigned to various departments, according to each student's individual interest. These attend schools in Richmond, Thirsk, Ripon, Ryedale and Northallerton.

Working within our Public Sector frameworks we have continued to deliver our social value pledges, providing training days, career advice, interview support and return to work initiatives, as well as supporting many community initiatives and the provision of volunteers for projects.



## THE GREEN AGENDA

As North Yorkshire Council's internal consultant, Align Property Partners are:

- Leading the net zero transformation. Wherever you are on your journey towards net-zero, we have the expertise to build an effective strategy and deliver on ambitious targets through our diverse multidisciplinary team.
- Transforming climate pledges into action.
- Striking a balance between economic growth, social value and climate change.
- Accelerating the journeys toward sustainability.
- Saving the planet, one property at a time.

"Thank you APP for a great 2 weeks, I had no idea of the complexity of the work that goes into buildings, the help you gave me has given me a great insight into a career in construction consultancy and I am determined to re-join you in a few years as a fully-fledged Mechanical Engineer"

**JOE HANNAN,  
THIRSK SCHOOL & SIXTH FORM COLLEGE,  
YEAR 10 STUDENT**



**KING JAMES'S SCHOOL**  
**SIXTH FORM CENTRE**

# **APP DISCIPLINES**



# ARCHITECTURE

## APPROACH

The Architectural Design team at Align Property Partners can demonstrate design and technical expertise throughout many construction sectors including Education, Transportation and Highways, Residential and Blue Light Services.

We see developing client relationships and building confidence as key to a successful project.

We have also made considerable investment in training and Information Technology, including Building Information Modelling utilising Revit, allowing us to quickly illustrate your options in 3D!

With expertise across all areas, we take an inclusive view that enables us to plan, develop and improve throughout the lifecycle of the project. We listen to what you say because ultimately our aim is to provide 'Best Value' for you.

We work alongside our colleagues from all areas of the business, as well as external consultants to successfully deliver the most challenging of projects.

## SERVICE AND SKILLS

We have an enviable track record delivering across many different industries. We have an array of experience to cover all the RIBA Work Stages in your project including:

- Working closely with you to develop the project brief.
- Explain your project design, cost, and programme choices using Option Appraisal and Feasibility Studies.
- Work with Local Authorities to produce successful outcomes for your planning applications.
- Master plan your long term ambitions.
- Design your projects to be cost effective using Modern Methods of Construction.
- Administer your on-site projects and manage any risks arising.

Provide great aftercare once your building is handed over.

## BENEFITS

We take personal and collective responsibility for our actions and deliver on our commitments. We have an excellent track record of adding value through innovated thinking and consistently rating highly (over 95%) with our Key Performance Indicators.

We do not forget you when the keys are handed over. In 2014 the team achieved a national LABC award for Best Collaborative Partnership, as well as Best Educational Building in Yorkshire 2015 for Bentham Primary School.

We also have the necessary residential expertise to deliver varying scale projects within challenging sites and timeframes. We have delivered numerous projects for the emergency services, including new fire stations and transport logistics centres.

We also undertake work on the Cleveland Police Consultant Framework, as well as several other Public Bodies such as the North Yorks Moors National Parks Authority and North Yorkshire Council.

***"It is a beautiful building and it has been a huge success. The children just love it and I can understand why it has won an award. It is just lovely."***

HEADTEACHER  
- BENTHAM COMMUNITY PRIMARY SCHOOL



## APPROACH

Align Property Partner's Building Surveying team deliver services that are creative, affordable, efficient, and sustainable.

Our experience covers a wide range of projects, where we have guided clients through all the stages of the property lifecycle; developing the brief, feasibility studies, planning, design, development with the contractor and aftercare.

The team has extensive experience in the core building surveying skill and they have worked across many industry sectors to include new build & extensions, refurbishments, conservation projects and party wall matters.

Over the last 5 years the building surveying team has successfully completed over 450 projects. Working closely with our in house multi- disciplinary team, we have a service model that enables us to plan, develop and improve projects to provide a cost effective service.

## SERVICE AND SKILLS

The building surveying team are specialists in assessing and determining the condition of existing buildings, analysing defects and establishing repair programmes using current modern technologies, but also in considering future maintenance requirements. The team is also experienced in traditional building surveying skills such as:

- Building and Condition Surveys
- Building Pathology
- Refurbishment Projects
- Measured Surveys
- Damp & Mould Surveys
- Dilapidations
- Access Audits
- Party Wall and Neighbourly Matters

From the initial concept, projects are developed conscientiously and methodically through all stages to progress the optimum solution that satisfies the client's expectations. Our project and surveying experience is broad and diverse with an expansive client base. Schemes range from relatively small domestic buildings to multi-million pound projects.

## BENEFITS

Our dedicated team of building surveyors are committed to providing the best levels of service and technical ability. We have the added advantage of being able to call upon our in-house multi-disciplinary colleagues, to assist us when additional specialist skills are required.

We provide logical solutions to complex problems, which provides excellent economy to a project and client.

The vast experience and knowledge of the building surveying team is essential to producing all variety of construction schemes from a projects inception through to completion as well as the traditional building surveying skills.



**North Yorkshire  
Council - Grade II\*  
Listed Brierley  
Building, Major  
Refurbishment  
Works**



# CONSTRUCTION DESIGN & MANAGEMENT

## APPROACH

Safe and effective working depends on establishing and embedding the right policies, processes and behaviours. Rigorous leadership, implementation, assurance and training must be driven right across the programme or project.

Our approach to health, safety and wellbeing focuses not just on compliance and the safety of all, but also considers the greater return on investment with the right approach. This can include reducing loss and damage to assets, reducing workforce absence, strategic accidents and incident prevention, reducing the risk of fines and prosecution, increasing staff morale through a higher quality environment and better risk management across the supply chain.

Align Property Partners can help you plan for and manage your physical and operational Safety, Health, Environment and Quality (SHEQ) risks across the full lifecycle and across all of your assets – while also driving up efficiencies and reducing costs.



## SERVICE AND SKILLS

Our dedicated team of CMAA Accredited CDM professionals have developed a range of expertise with the breadth and depth knowledge span to cover every area of project planning, delivery and business improvement, at every stage of the project or business life cycle.

It means that the solutions we develop for you are based on an understanding of your overall objectives, which gives us the perspective to recognise the opportunities that generate a greater advantage for you.

Our professional CDM team integrate themselves within the design process to challenge and advise from the feasibility stage, pre-construction through to the end-user experience. This process is consistently evaluated through bespoke documentation and risk management to ensure compliance and value in the delivery of the service.

## BENEFITS

Ultimately, we believe great advice is about maximising your return on investment. We work in partnership with our clients, providing access to the knowledge and people required to deliver better outcomes.

The combination of expert involvement and knowledge adds considerable capacity and value to our construction safety related services; supporting delivery of successful outcomes on client projects.

We understand that in every sector the market is constantly shifting, we work to stay ahead by building and sharing insight across sectors, helping to define best practice and remain constantly innovative. With the best people and the right knowledge, we continue to maximise opportunities and minimise risk for you.

# MECHANICAL & ELECTRICAL ENGINEERING SERVICES

## APPROACH

Our mechanical and electrical building services engineering team provide specialist design services and advice on services in buildings.

We are committed to providing best value by design, ensuring our mechanical and electrical designs optimise energy efficiency and are environmentally sound.

We offer a flexible service approach, which can be tailored to suit all types of clients. This allows us to work closely with our in-house design teams or equally with external organisations. For all projects, our approach is to explore a range of options at the concept stage to ensure that the final solution forms an integral part of a fully co-ordinated design.

The teams experience covers a wide range of projects and sectors. We are committed to research and development to remain at the forefront of new technology and changing legislation

## SERVICE AND SKILLS

All work stages can be included in our service and our capabilities include:

- Building Information Modelling (BIM).
- Planning Application-Supporting Documents.
- Feasibility Studies.
- Energy Modelling.
- Renewables and Passive Technologies.
- Preparation of Energy Performance Certificates (EPC) and SBEM.
- Energy Reports (including Electrical Capacity Surveys)
- Technical Reports and Surveys.
- Planned Preventative Maintenance (PPM) Surveys.
- Due Diligence Monitoring Roles.
- M+E Services Detailed Design.
- M+E Services Performance Based Design.
- Utility Service Assessment and Quotations.

Our dedicated team of building services engineers provide logical and efficient solutions to complex problems, backed up with strong delivery. This provides us with an ability to create long-standing relationships with our clients.

## BENEFITS

We are a full range Mechanical and Electrical consultancy, meaning we can carry out initial feasibility studies and condition surveys, full detailed or performance based designs through to technical advice and consultancy. Our project experience is broad and diverse and we have the capacity and skills needed to deliver multi-million pound projects but small enough that each and every client is important to us and to give specific personal attention to each scheme large or small. We have vast experience in a wide range of sectors as follows:

- Commercial Buildings
- Residential
- Education
- Industrial
- Hotels and Leisure
- Blue Light Services
- Health and Social Care
- Offices
- Retail
- Prison Service
- MOD

Our commitment to providing a seamless transition for the occupant adheres to the Governments 'Soft Landing' approach.



**North Yorkshire Council - Grade II\* Listed Brierley Building, Major Refurbishment Works**

## APPROACH

The Structural Engineering team at Align Property Partners are able to transform architectural concepts into physical reality by applying technical flair and expertise to achieve exceptional designs.

With the use of the latest 3D analysis and design software in coordination with Building Information Modelling (BIM), we can provide quick and efficient structural models to illustrate design intent to clients. This approach is further enhanced with our multi-discipline office and the ability to communicate proposals between all of the design team members with ease.

We consistently strive to achieve economical, sustainable and practical schemes; adhering to challenging and demanding timescales. Quality always remains a fundamental aspect to all engineering designs and will not be compromised.

We are determined to build not only excellent structures, but also relationships with clients and contractors.

## SERVICE AND SKILLS

The team's experience covers a wide range of projects through the complete design process. All work stages can be included in our service and our engineers excel at approaching designs at initial inception to develop a client brief and progress an innovative scheme from the outset.

From feasibility, projects are developed conscientiously and methodically through all stages, to progress the optimum solution that satisfies and excels the client's expectations. Lateral thinking and technical expertise are areas where the team flourish with experience in all fields and sectors. Complex and demanding projects have been completed to the highest standards with a variety of analytical approaches and construction materials.

Our project experience is broad and diverse with an expansive client base. Schemes range from relatively small domestic buildings to complex multi-million pound structures.



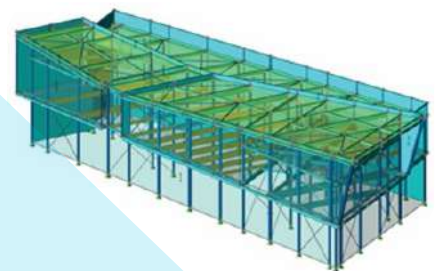
## BENEFITS

Our dedicated team of engineers are committed to providing the best levels of service and technical ability. We provide logical and elegant solutions to complex problems which provides excellent economy to a project and client.

The vast experience and knowledge of the engineers are essential to producing all variety of construction schemes from a projects very beginning to completion. The result is a comprehensive and wide-ranging service that can make imaginative ideas a reality.

### Sectors:

- Civil service
- Education
- Blue Light Service
- Health and Social Care
- Residential
- Commercial
- Industrial
- Offices
- Retail
- Transportation
- Leisure Centres and Swimming Pools
- Libraries
- Urban Infrastructure






## APPROACH

The Quantity Surveying team at Align Property Partners provides cost effective, focused and innovative solutions to our projects. Their role is to minimise the costs of a project and enhance value for money, while still achieving the highest standards and quality.

Our team is an integral part of the design and project management process on projects of all sizes and levels of complexity.

Our Quantity Surveyors are fully integrated into our in-house design team. This sets us apart from many of our competitors, achieving client objectives and working to strive for best value for our clients throughout a project's lifecycle.



### Athelstan Primary School, Two Storey Classroom Extension and Significant Existing Refurbishment

## SERVICE AND SKILLS

All work stages can be included in our service and our capabilities include:

- Estimating and cost planning
- Value Engineering
- Provide advice, guidance and deliver procurement options and strategies
- Preparation and issue of tender documentation
- JCT and NEC contract formulation and administration
- Tender assessment, reports and recommendations
- Procurement and management of frameworks and programmes
- On site and final account cost control and cost management
- Reinstatement cost assessments
- Whole life and life cycle cost studies
- Cost/benefit studies on low carbon and renewable technologies

Our dedicated team of Quantity Surveyors provide logical and efficient solutions to procurement and cost management, backed up with strong delivery. This provides us with an ability to create long-standing relationships with our clients.

## BENEFITS

Align Property Partners Quantity Surveying team includes experienced professionals in an extensive range of contracts and procurement methods. They are available to provide advice on the following:

- procurement and tendering methodologies
- management of all aspects of the procurement process from tenderer selection through to the agreement of the final account, including the resolution of potential contractual disputes.

Over half the team are student members, members or fellows of the Royal Institute of Chartered Surveyors from which their high standards and dedication to the profession are founded.

We have vast experience in a wide range of sectors as follows:

- Commercial Buildings
- Residential
- Education
- Industrial
- Hotels and Leisure
- Blue Light Services
- Health and Social Care
- Offices
- Retail

# SUSTAINABILITY

## APP are the one stop shop for anything property related

Our sustainability team is a multidisciplinary team made up by vastly experienced individuals. Each team member individually brings highly developed skills and experiences that together create a recipe for success.

Our Technical Director for Sustainability brings a wealth of knowledge and experience from working within local government and the private sector. With over £100 million of housing retrofit and decarbonisation projects, your project will be in experienced hands. Our team have successfully won bidding competitions for government and private funding streams and subsequently delivered the projects linked to those bids. We also have vast experience in delivering large scale consortium based retrofit projects.

## WHAT WE OFFER

APP offer something truly different. Put simply, we offer an all inclusive **one stop shop service**. A service that genuinely means you don't need to go anywhere else for your sustainability needs.

We have fully qualified and experienced team made up of Project Managers, Building and Quantity Surveyors, Architects, Engineers; Civil, Structural, Mechanical and Electrical, CDM Principal Designers as well as many other disciplines.

In recognition to the growing need of PAS2035 compliance, we now offer a full end to end service delivering on the requirements of PAS2035, from assessment through to coordination (All Pathways) and design stages. We are an established management agent who can facilitate your project in its entirety from inception and bidding stages all the way through to the completion and handover stages.

Our bespoke packages are tailored to each client and ensure that their requirements are met in full, on time every time. Whether it be a simple progress report at the end of each phase to having a dedicated project manager situated in the client's offices or site.

## ACCESS TO FUNDING

Our team has a wealth of experience in locating, bidding and winning funding from various finance streams. Our team is always on the look out for new opportunities that make it really easy for our clients to benefit from.

Access to funding can be a difficult minefield to navigate. With various guidance documents, annexes and eligibility criteria it can be a losing battle from the very beginning.

APP make this process simple; we care about our clients and understand that spending hours researching potential funding options can be stressful, which often leads to frustration and confusion.

APP will do the hard work for you; We research all options available to you, provide expert advice on funding options best suited to your requirements, and offer bid writing support or tender manage the process for you.



**WE WILL  
DO THE HARD  
WORK FOR YOU**

# TURNKEY SERVICE

## We offer an end to end turn key service.

You set out what you want to achieve, and we deliver it. It's that simple.

Together we agree a project scope, specification and deliverables, we look after the rest. All procurement, tendering, project management, reporting, customer service, installation, handover and ensure we support you with unrivalled aftercare. We keep you well informed every step of the way and make progress reporting easy. We genuinely offer a bespoke service, and are comfortable liaising with contractors, government funding bodies and individual customers.

We can conduct workshops and customer engagement activities to help your target audience understand the desired goal. We work with local authorities and private landlords in the housing sector to understand their challenges, we support their goals for sustainable growth, and help them transform their existing buildings efficiency and environmental performance.

We have a vast experience in delivering sustainability projects, here are just a few major projects we've worked on recently.



We've also worked on many smaller independent projects including the decarbonisation of public buildings in North Yorkshire.

## Here are a few of the partners we have recently worked with:





# HIGHWAY ENGINEERING

 Neil Linfoot  
 neil.linfoot@alignpropertypartners.co.uk  
 01609 797 259

## APPROACH

The Highway Engineering team at Align Property Partners is able to transform conceptual ideas into physical reality by applying technical flair and expertise to achieve exceptional designs. With the use of the latest 3D analysis and design software in coordination with Building Information Modelling (BIM), we can provide quick and efficient structural models to illustrate design intent to clients. This approach is further enhanced with our multi-discipline office and the ability to communicate proposals between all of the design team with ease.

We consistently strive to achieve economical, sustainable and practical schemes through to challenging and demanding timescales. Quality always remains a fundamental aspect to all engineering designs and will not be compromised.

We are determined to build not only excellent structures but also relationships with clients and contractors.

## SERVICE AND SKILLS

The team's experience covers a wide range of projects through the complete design process. All work stages can be included in our service; our dedicated engineers excel at approaching designs at initial inception, develop client briefs and progress an innovative scheme from the outset.

From feasibility, projects are developed conscientiously and methodically through all stages to progress the optimum solution that satisfies and excels the client's expectations.

Lateral thinking and technical expertise are areas where the team flourish with experience in all fields and sectors. Complex and demanding projects have been completed to the highest standards with a variety of analytical approaches and construction materials.

Our project experience is broad and diverse with an expansive client base. Schemes range from relatively small footway maintenance schemes through to new housing estates and the associated highway improvements, including junction design.

## BENEFITS

Our dedicated team of engineers is committed to providing the best levels of service and technical skillset. We provide logical and elegant solutions to complex problems which provides excellent economic benefit to both project and client.

The vast experience and knowledge of the engineers is essential to producing all variety of highway infrastructure schemes. The result is a comprehensive and wide-ranging service that can make imaginative ideas a reality.

## Sectors:

- Local Highway Authority
- District Councils
- Parish Councils
- Housing Developers
  - Section 38 Designs
  - Section 278 Designs
- Local Education Authorities
- Car Parks
- CDM Roles and Responsibilities
- NEC Project Manager Role
- NEC Supervisor Role

## APPROACH

The Civil Engineering team at Align Property Partners are key members in any design team to deliver a successful project. Our Civil Engineering team use their excellent technical ability, experience and communication to provide advice and design support from the very onset of the project. This ensures that any opportunities and challenges are identified early, leading to well managed projects that eases coordination with other disciplines and authorities. This approach is further enhanced with our multi-discipline office.

With the use of Civil 3D and Drainage Modelling Software such as Micro-drainage, we provide designs for Roads, Drainage and Levels which can also be presented in 3D to facilitate appraisal of the designs and enhance coordination between design team.

We work with local authorities and the project stakeholders to ensure our designs meet the latest standards and are mutually acceptable. We push innovation and draw on our knowledge to solve complex engineering issues in a transparent manner.

## SERVICE AND SKILLS

The team are often involved from the project inception all the way through construction to handover. Projects are developed conscientiously and involving the client throughout the design stages to seek an optimum design that satisfies and excels the expectations. Lateral thinking and technical expertise are areas where the team flourish together with experience in all fields and sectors across Align Property Partners.

The Civils team project experience is diverse and projects can range from single homes and residential schemes all the way to specialist industrial developments and capital projects.

### A few of the services offered are listed below:

- Flood Risk Assessments
- Scheme Feasibility Strategies
- Swept Path Analysis & Road Geometry Appraisal
- Road Designs
- Constraints Plans
- SuDS & Drainage Designs
- External Works
- Cut & Fill Earthworks
- Section Agreements S38/S104
- Suds Maintenance Plans & Verification Report

## BENEFITS

Our dedicated team of engineers are committed to providing the best levels of service.

We are a forward-thinking team and invest in our staff and engineers of tomorrow. This ensures our team are skilled, competent and qualified to meet your engineering needs.

Sustainability and Quality is at the forefront of our designs where we strive to meet our social responsibility whilst delivering economical & practical schemes for our clients. The result is a comprehensive and wide-ranging service that can make proposals a reality across a wide range of sectors.

### Sectors:

- Residential
- Industrial
- Commercial
- Education
- Health and Social Care
- Offices
- Retail
- Highways & Transport
- Urban and infrastructure

**Millfield Street,  
Pateley Bridge**

# ASSET MANAGEMENT & COMMERCIAL AGENCY

## APPROACH

We work with our clients to implement effective asset management practices through adopting a long-term approach; optimising their estate in line with service delivery requirements.

### Key outcomes include:

- Reduced portfolio cost and risk
- Cost neutral portfolio objectives
- Compliant property assets
- Flexible portfolios meeting long term need
- Income generation from cost effect asset management solutions

## SERVICE AND SKILLS

### We support our clients through the following process:

- Strategic review including master-planning and space planning
- Condition and Compliance Surveys
- Preparation of costed and prioritised works programmes, both capital and planned preventative maintenance works
- Procurement advice
- Energy management and energy conservation advice
- Suitability and sufficiency analysis
- Whole life costing analysis using investment appraisal techniques
- Acquisition and disposal advice

Within the Public Sector, we are working with a number of initiatives including Better Homes, School Expansion Programmes and various Local Authority commercial accommodation reviews.

Our services are provided at both the strategic level and at a level gathering stock asset data to inform decisions and future outcomes.

## BENEFITS

We advise on site search and acquisition, compulsory purchase and compensation, disposal, valuation, development appraisal, lease advisory, property management and strategic asset management. This enables us to create an optimised portfolio and the provision of land and property to meet service and infrastructure requirements. The aim of an estate rationalisation strategy is to secure an estate, which delivers services as efficiently as possible through a reduction in size and cost of the estate.

We help clients understand how they can deliver their services from a smaller estate portfolio to reduce overheads, whilst mapping potential capital receipt through disposals. We provide high-level site and options appraisals which develop opportunities enabling clients to consider a range of new working practices when delivering services.

Through proactive property management, we maintain and enhance the value of your estate and aim to reduce cost and risk of holding property assets.



**Brierley Building  
Asset Valuation**





**Head Office**

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Thurston Road,  
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**align** **PROPERTY  
PARTNERS**