



# FirstPort Surveying Services: Asset Management Planning

EXPERT MAINTENANCE STRATEGIES THAT PROTECT YOUR PROPERTY AND BUILDING ASSETS

**Left unchecked, wear, tear, damage and natural ageing will accelerate over a building or development's lifespan. Reactive maintenance on its own is not enough to protect your property assets. Emergency repairs can cost three to nine times more than planned inspection and maintenance so you'll feel an immediate pinch in your pocket.**

Ultimately just making do and mending will also compromise the underlying value of your properties and reduce their appeal to residents – thus lowering profitability, raising costs, reducing returns and limiting lifespan. That's why it makes sense to work with a property maintenance management partner skilled in the design and execution of asset management plans. Our surveying team give you nationally available resources and the proven experience that ensures your buildings serve their purpose while delivering an enhanced resident experience.

More than just bricks and mortar

# The Asset Management Plan defines the art of good maintenance

From lifts, stairwells, gates, pumps and HVAC to landscaping, décor, security systems and infrastructure, property assets can take a hammering over time that's sometimes expensive – and often complex to repair. Naturally those fixed assets have a limited lifespan and will need maintenance, repair and ultimate replacement. Regardless, you want to get the most out of your buildings or properties and that means an intelligent asset management plan (AMP) that protects all parts of the equation over the long term. The last thing you want are nasty surprises, not to mention the inevitable disruption to all parties.

## Anticipation is all...

It's a fact that the more complex the site, the more onerous the risks – but failing to plan ahead properly accelerates deterioration and can lead to emergency repairs at huge expense and with major disruption.

Without an AMP, you risk:

- Breakdown of essential machinery like lifts or mechanical gates
- Roof leakage that can turn a drama into a crisis, accompanied by collateral damage costs that can easily run to thousands
- Shortened asset life expectancy where deterioration compromises your initial capital investment – Safety issues or other infrastructure damage
- Longer repair times due to slow fault diagnosis and parts sourcing.

## What to expect from your FirstPort AMP

We believe taking the long view will often save you money over the building lifecycle. At FirstPort we'll typically design a 20-year AMP that allows for strategic and highly focused reserve fund management.

- We develop a costed programme of maintenance work that is comprehensive, well organised, affordable and above all transparent with no hidden catches
- It will cover everything from structural checks to redecorating and gutter clearing plus maintenance needed for all communal areas of the building – including items like roofing, lifts, redecoration and water pumps
- All site visits, data collection and costings plus reporting that uses the very clear RAG (red, amber, green) format
- Expert advice on what maintenance works should be carried out by technical experts who understand the building lifecycle and the telltale signs of deterioration
- Naturally the process and costings will depend on the size and complexity of the site.

## How does the AMP benefit you?

We have the proven AMP expertise and maintenance capabilities that deliver total peace of mind.

The benefits include:

- Harmonised routine maintenance and inspection cycles
- Greater control over expenditure and reduced risk of future spikes
- Effective reserve fund management, collection and expenditure
- Maintaining the underlying value of the property
- All-party liaison from loss adjusters to local authorities
- Expert budgetary planning
- Maintaining the standard and presentation of the block, building or properties
- Minimising the need for emergency and costly reactive maintenance
- Ongoing compliance with all statutory obligations
- Strong Health & Safety and site standards.



# Welcome to FirstPort Surveying Services

While others may outsource, our surveyors are all our own and each is RICS or Chartered Institute of Building (CIOB) qualified.

At FirstPort, we have the full deck of specialist in-house surveying resources that enable you to plan for the future and respond to the sudden. As the UK's most experienced property manager, we'll develop the fully-compliant, high quality AMP that's right for your assets – regardless of size or location.

## Compliance reliance...

- Surveying and the AMP will identify then reduce your overall property risk exposures while maintaining inherent value
- We deliver expert surveying services across all engineering, legal, environmental, regulatory, local authority, insurance and contractor frameworks.


## We are FirstPort

FirstPort is the UK's premier property management group, spanning 180,000 homes across 3,700 developments in the residential, retirement and luxury markets. With a 30-year track record, we offer property planning, management and maintenance that blends national reach with local knowledge – and a personal touch.

With expert in-house teams and unparalleled technical capability, our integrated service adds value to every stage of your property development lifecycle. We aim to make life easier for our customers: providing a local, trusted and responsive service for residents that delivers not just bricks and mortar – but a place they love to call home.

## Like to explore more?

If you would like to learn how FirstPort Asset Management Planning can deliver superior on-demand care for your building and property assets, then come and talk to us.

 01582 798194

 [surveyors@firstport.co.uk](mailto:surveyors@firstport.co.uk)

 [www.firstport.co.uk](http://www.firstport.co.uk)