



Property  
Management



# The Commercial Property People

As the largest firm of chartered surveyors and commercial property consultants in the Yorkshire and Lincolnshire region, we are proud to say that we have been helping businesses and individuals with advice and services covering all aspects of commercial property for over 30 years.





# Here to Help You

Whether you are buying, selling or leasing a commercial property, or simply require a team to take away the hassle of managing a commercial property portfolio, our property experts are on hand to help you every step of the way. Combining our commercial property experience with our commitment to delivering the very best outcomes for our clients has established PPH as the go-to agency for any matters related to commercial property management in the region.

## Why Choose PPH?

When you choose to work with PPH, you are choosing to work with a team that will take the time to fully understand your commercial goals and objectives, so that our service is perfectly aligned with your needs. This allows us to provide professional and pragmatic advice that never loses sight of your commercial priorities.



We are proud to have been named Yorkshire and Humber's most active agents by Estates Gazette for ten consecutive years and East and South Yorkshires most active agent for 2020, (Estates Gazette and Radius).

## Advice You Can Trust

Whether you are a landlord, tenant, developer or private investor, you can always trust the advice we provide to increase the rental and capital value of your portfolio while ensuring your property remains fully compliant with the ever-changing complexities surrounding EPCs and Health & Safety. Working out of four office locations across the region, our unrivalled regional coverage and property management allows us to be quickly on site whenever needed so we can provide a pro-active service for both owners and tenants.

From the moment you start working with PPH, we become your commercial property people. Our clients benefit from working with a team that has extensive experience in all aspects of commercial property management, including financial accounting and reporting.

# Our Services

Effective property management can incorporate more than the collection and administration of rent payments.

Whilst receiving regular rental payments is the most significant element of a successful investment, depending on the type of property and its occupier, a landlord can be exposed to numerous and significant legislative and statutory requirements.

By appointing us to fully manage a property or portfolio on your behalf, our team of qualified and experienced professionals can take away all of the administrative requirements associated with a single property or an entire portfolio and provide peace of mind that your investment is in good hands.



## Asset Management

We work with clients in reviewing their investments and portfolios, to determine value enhancing opportunities. This has brought capital and rental value growth and increased portfolio performance for individual landlords and/or shareholders. We have successfully reviewed and refurbished existing stocks to assist with re-letting and future rental value growth and worked through complete disposal and acquisition strategies within entire portfolios with a longer term view to add value and performance.



## Facilities Management

Our Facilities Managers undertake both Hard FM And Soft FM services. Hard FM services are often required by law and involve the maintenance and servicing of installed services, such as HVAC and electrical services, fire safety and water treatment. Non-compliance of Hard FM services can lead to tragic circumstances. We act for owners of multi-occupied premises as well as single occupiers, to ensure that all statutory servicing requirements are undertaken and provide staff and occupier wellbeing and safety. We manage and regularly review your premises for compliance and user satisfaction.

Our FM team works closely with our Property Managers to ensure that any maintenance or repair works instructed by us are completed to the highest standards by suitably qualified and insured contractors. All costs, whether regular contracts or standalone projects are tendered to ensure that they remain competitive, fair and cost effective.

Soft FM includes items such as cleaning, external landscaping, decorating and security services all of which, if managed correctly and effectively can benefit a building and its occupiers.



## Vacant Property Management

If your portfolio includes vacant properties, we can help you to remove the worry and expense of ensuring its security and safety. We can arrange regular insurance required inspections and help with reducing costs such as vacant business rates.



## Financial Accounting & Reporting

Our experienced financial experts provide a bespoke and individually tailored accounting service to clients to coordinate all associated financial payments such as rent and ground rents, service charges and direct recharges like utility costs or insurance premiums. All of our funds are held in ring-fenced and fully insured accounts and we are proud to be members of the RICS Client Money Protection Scheme.



## Lease Consultancy

Commercial leases are complicated and can often be contentious. With significant experience in dealing with all matters arising under a commercial lease from both landlord and tenant perspectives, we have guided and assisted on every aspect including break options, lease renewals and restructures, lease expiries, dilapidations, rent reviews, assignments and sub-lettings.



## Service Charge Management

We manage and administer service charges on behalf of single and private investors right through to investment and pension funds. Often overlooked, Service Charges play an important and key function in the successful operation of multi-occupied premises. By acting for landlords and tenants, in accordance with the now mandatory RICS Professional Statement, our team ensure that service charges are correct, accurate and fair.





A strong team full of great people that are extremely competent at what they do."

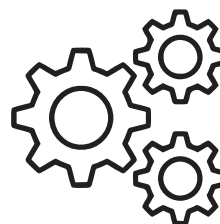
**John Trout**, Humberside Limited



## Key Facts



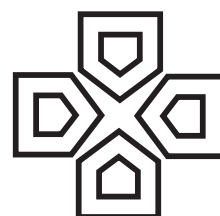
Unrivalled regional knowledge.



All property management portfolios are managed by chartered surveyors.



Every instruction is overseen by a director with a minimum of 10 years experience in commercial property.



4 office locations providing regional coverage to East Yorkshire, South Yorkshire, North Lincolnshire and North East Lincolnshire.



All money is held under RICS regulations.



The team at PPH have been incredibly hands on, providing excellent property management services for a diverse portfolio. I can trust that their advice always adds maximum value to our investments."

**John Levison**, Director, Swanbridge Vets

# Our Projects

## Sheffield Investment Co. Ltd

PPH's Property Management team advised The Sheffield Investment Company Limited, through a medium term portfolio asset management strategy. Previously the company held a mixed stock portfolio containing residential, office, retail and industrial commercial properties across Rotherham, Beverley, Leeds, Nottingham, Barnsley, Sheffield and Hull. Tenants include HSBC, Tesco, Vets4Pets and Sumo Digital.

The entire portfolio was strategically reviewed to identify lower-end and poorer performing stock. This was sent to auction or sold by private treaty and the proceeds were reinvested into better property assets in accordance with the clients longer term growth objectives.

The strategy has successfully enhanced the rental return of the portfolio by more than 35% annually and maximised potential for future capital value growth.



The PPH team are approachable, accessible and easy to work with. We have been expertly guided through a fairly extensive portfolio restructure, with resounding success. At every stage the advice we have received concerning the restructure and the management of the portfolio in general confirms the experience and effectiveness of their entire team. We are confident that we are in very safe hands.

**Mike and Margaret Peasegood**, Directors The Sheffield Investment Co. Ltd





## Albion Mills

PPHs Property Management team have been instructed on this unique development, since the completion of the former mill building to a multi-occupied office building, around 10 years. During that period, both the development and our role have evolved which now includes the management of multiple buildings, service charges, facilities management and statutory compliance matters. This long term collaboration between us and the landlord has led to the site generating some of the highest office rental values in the region. Occupiers of the estate include Arvato, Shared Agenda Citycare and PHD.



PPHs friendly and informative team of local experts continue to provide an exceptional service. Knowing this, and that they have my best interests at heart, provides me with peace of mind and allows me to focus on my own busy schedule."

**John Levison**, Owner and developer





# Our Projects

## Scruton & Co Ltd

The Property Management team have worked on this mixed commercial portfolio for over 20 years. The portfolio contains town centre retail parades, prestigious office facilities and industrial premises. The occupier list includes many national occupiers such as Brammer, Tool Station, Howden Joinery, Screwfix and William Jackson Food Group. A number of these sites are a result of continued and phased developments which have required evolving and adaptive property management strategies.



PPH are an extremely knowledgeable and experienced team who provide us with great results year after year in attracting occupiers and managing our portfolio."

**Ian Scruton**, Managing Director, Scruton & Co Ltd



## Humberside Land Limited

PPH have acted for the owners in advance of 20 years. Part of our role includes full management appointment across a mixed commercial property portfolio across East Yorkshire. The portfolio comprises multiple prominent retail premises, office and industrial space.

During our appointment we have operated multiple service charges, provided advice and guidance on medium to long term PPM strategies concerning future repair, maintenance and works budget planning .



We've trusted PPH with our residential & commercial property portfolio for over 20 years thanks to the quality of their service and advice."

**John Trout**, Humberside Land Limited







**Tom Bell**  
Head of Property Management

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**E: [thomas.bell@pph-commercial.co.uk](mailto:thomas.bell@pph-commercial.co.uk)**

Tom specialises in the management of high profile buildings and property portfolios. Based predominantly in the Hull office, he represents a diverse portfolio of clients ranging from local private landlords to national property and investment companies.

**Specialist Areas**

- Building and Portfolio Management
- Service Charge Management
- Lease Compliance
- Landlord and Tenant Advice

**Dan Birkinshaw**  
Associate Director  
Property Management

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With 15 years' experience in commercial property management, Dan's work involves the management of a mixture of retail, office and industrial properties/estates for a large number of local private landlords with diverse portfolios.

**Specialist Areas**

- Building and Portfolio Management
- Landlord and Tenant Advice
- Lease Compliance
- Service Charge Management







## **Vanessa Barnes** Head of Client Accounting

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As divisional director of client accounting at PPH, Vanessa oversees the financial control of the Property Management department, ensuring all client transactions abide by RICS regulations and rent charges are correctly paid by tenants.

### **Specialist Areas**

- Client Accounting
- Administration of the Department
- Supervision of Rent Collection
- Service Charge Budgets and Reconciliations

## **Simon Taylor** Facilities Management

**DDI: 01482 626928    M: 07562 613687**

**E: [simon.taylor@pph-commercial.co.uk](mailto:simon.taylor@pph-commercial.co.uk)**

Simon is based in the Hessle Office and assists the Property Management Team by providing professional and practical Facilities Management services to landlords and occupiers of managed commercial properties.

Simon has over 10 years' experience in residential property management as well as experience working in the HVAC industry

### **Specialist Areas**

- Health and Safety and Legislative Compliance
- Contractor Management
- Service Charge Administration and Reporting
- Repair and Works Management





Talk to your commercial  
property people

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**pph-commercial.co.uk**

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Chartered Surveyors and Commercial Property Consultants