

case STUDY

Pod –Trak Ltd, Eccles, Manchester



casserly
property management

Commercial Premises Compliance



Pod-Trak is a privately owned company established in 2007 focusing on the installation of electrical systems to the rail infrastructure and civil engineering. Whilst their headquarters are in London they undertake work throughout the UK.

The Problem

As Pod-Trak's work throughout the UK continued to grow they realised they needed a suitable base in the North of England. As a result in 2014 they secured a 5 year lease on a 10,707 modern industrial/office building in Manchester complete with a large secure yard area.

The building had been vacant for a while and therefore many of the buildings systems such as the fire alarm and security alarm were not operational. Whilst the landlord had agreed to re-reimburse Pod-Trak with the cost of insuring the building was fully statutory compliant Pod-Trak did not have the time or know how to investigate all the legislation and source quotes for the various items.

“ Following the move into our current premises we were not up to date with all the statutory and good practice requirements necessary and contacted Casserly Property Management for advice and a solution. They drew up a plan of all items that needed to be addressed from both a statutory and good practice point of view along with costs for each item. The service from both Paul and David from initial contact has been excellent and any issues are dealt with swiftly. The online portal is excellent with access to all documents and certificates at any time. We have no reservations about continuing to use CPM for the next 4 years of our tenancy ”

Stephen Given, Operations Manager, Pod-Trak

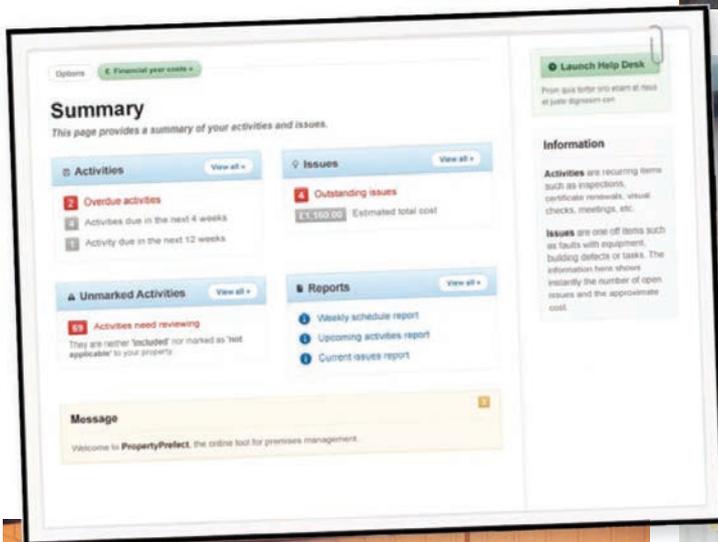
Pod-Trak appointed Casserly Property Management to organise all the necessary statutory compliance reports and tests which had to be undertaken swiftly so as not to delay Pod-Trak moving into the building. The tests were immediately undertaken and remedial reports issued. A number of quotes were then obtained for the various remedial works required. Casserly Property Management then liaised with the landlord and as a result of over £5,000 worth of remedial works were undertaken swiftly by the landlord including:

- Replacement of emergency lights
- Roller shutter service and damaged roller shutter shaft replacement
- Replacement relay on gas air heater
- Replacement of hot water pump valves, thermostat & time clock
- Intruder alarm and fire alarm service

Going forward Pod-Trak now use Casserly Property Management's 'Property Management Solutions' scheme for all its routine servicing of the buildings plant and equipment. This continues to ensure statutory compliance with legislation and offers peace of mind for Directors and Managers with regards to servicing and maintenance of their building.

All the buildings maintenance activities are effectively managed by using TES premises management software. The software produces an audit trail of all the activities undertaken, when they are completed, when they are next due, the costs and the service report.

Tendering service contracts across all the properties within Casserly Property Management's portfolio also enables substantial cost reductions ensuring best value at all times.



tes foundation