



## Case Study

# Rainer : Accommodation Strategy



progress, manage & learn

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PML specialise in the provision of bespoke service orientated solutions within all business sectors and markets. Companies seeking to develop and improve both their performance and efficiencies utilise the services of PML within the following, inter-related categories:

- Integration
  - **CHANGE**
- People Management
  - **PERFORMANCE**
- Audit Services
  - **PROPERTY & FACILITIES**

### Project Overview

Rainer is a fast growing national charity. Their current locations no longer provided an appropriate organisational image and ease of accessibility for clients, service funders and strategic government decision makers.

PML were appointed to provide an Accommodation Strategy to meet the following requirements:

- identify easily accessible, fit-for-purpose accommodation to meet current/proposed strategic goals, operational requirements, proposed growth and facilitated effective working practices
- maximise value and benefits of existing portfolio and ensure capped growth for property related costs
- achieve best value
- retain sufficient staff to enable uninterrupted operations.

### The Service

#### Phase 1 - Business Planning, Property Information and Working Practices Data Gathering

Key deliverable:

Review of business planning, property data and working practices.

#### Phase 2 - As Is Report

Key deliverable:

As Is Report summarising existing positions identified in Phase 1 and setting baseline position for project.

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**Phase 3 - User Requirement Brief**

Key deliverable:

- User Requirement Brief which summarised and confirmed the client's strategic objectives and operational accommodation requirements.

**Phase 4 - Production of Gap Analysis Report**

Key deliverable:

- Gap Analysis Report which determined whether current portfolio satisfied User Requirements or alternative accommodation required.

**Phase 5 - Development of Options**

Key deliverable:

- Development of high level options which satisfied the User Requirement Brief strategic objectives.

**Phase 6 - High Level Option Assessment**

Key deliverable:

- High level Option Assessment which analysed each of the options through SWOT analysis and Qualitative, Affordability and HR Impact assessments.

**Phase 7 - Production of Initial Options Report**

Key deliverable:

- Development of Initial Options Report to facilitate discussions and agreement on shortlist of options which would be subject to further detailed development.

**The Benefits**

- Specialist management of project against project milestones and timescales
- Robust information gathering and analysis
- Structured and transparent development of Options Report through communication with all project stakeholders

**The Value of PML**

- Significant experience in the development and delivery of complex property and facilities management projects
  - Commitment to client for the ownership and delivery of solutions
  - Demonstrable track record of successful delivery
  - A multi-disciplined and experienced team
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