



Dream Move relocation

CASE STUDY 1: Senior Consultant relocation to
Didsbury, South Manchester area.

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The Client:

The client contacted Dreammove Relocation in May advising he was due to be relocating to the South Manchester area from Bristol in May due to work commitments. He advised the costs incurred would be covered by his employer for the first four months after which he would then be responsible for the costs himself. He advised the project he had been assigned, to be between fourteen to eighteen months. After liaising with one of Dreammoves local consultants and completing a few short forms a clear picture was made of the exact requirements and expectations the client expected.

The Situation:

Desktop research (48 hour procurement timeframe):

Was conducted by the allocated consultant for the South Manchester area. 6 properties with pictures, information and recommendations which matched the client's criteria were sent for the client to review. From these properties the client highlighted the properties he was particularly interested in, which was in this instance three out of the six.

Field Research (72 hour procurement timeframe):

The three properties highlighted by the client were viewed with detailed notes, pictures and provisional negotiations of rental fees taking place, (see below). On completion of the viewings each of the properties were described in detail with pictures, along with area demographics, infrastructure and costs were sent to the client. From this information the client chose Leftbank which the consultant then negotiated the rental fee, security deposit and lease arrangements. An inventory for the property and the necessary utility companies were informed to ensure there is no unexpected bills during the period or at the end of the tenancy. Further to this, the consultant advised of the necessary utensils and amenities required to ensure the guest has a comfortable stay and an arranged date was scheduled for the accompanied move in.

Costs:

With the information provided from the initial consultation the client was able to choose the premium package with the option to remove or add services at any stage in the tenancy if he wished. The costs worked out at £44.92 per night for the deluxe 1 bedroom apartment based on a 12 month period. This generated a substantial saving of over 46.70% for the employer when compared to their alternative policy of housing their employees in a hotel room.

The Outcome:

The client was very happy with the smooth transition of his relocation with all his expectations met. The property was as described and the purchased amenities and utensils were all placed in the property prior to his arrival. The cleaning was arranged to his preference which he was happy with and the minor queries he had were clarified during the accompanied move in. The client has since advised via Dreammoves feedback forum how much happier he is having an actual place he can live comfortably rather than a hotel room.



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Property Details: 2:40 Leftbank, 18-20 Bridge Street, Manchester, M3 3DS

Accommodation: The property is situated in a popular and relatively new mixed use development right in the heart of Manchester city centre. The apartment itself is spacious with high quality decor and modern appliances throughout.

Price: Negotiated rental to £825 (from £850) per calendar month along with a deposit of £825 and an administration fee of £125. Move in cost (excluding Dreammove fees): £1775

Costs based on a 12 month lease with the client's option to rotate tenants as they wish.

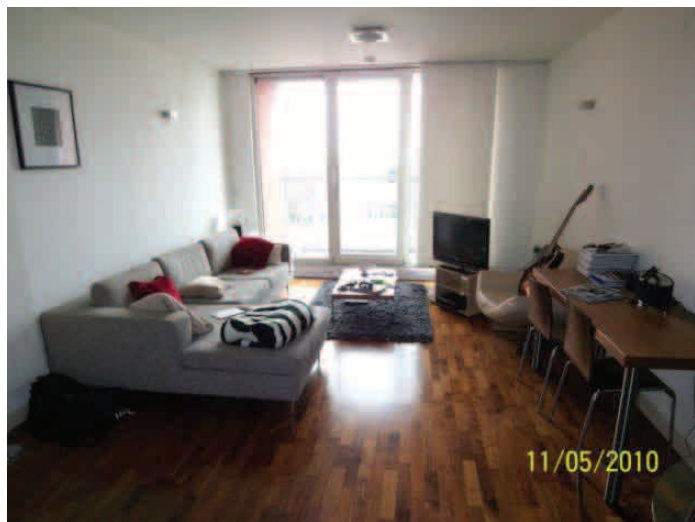
	Executive	Premium	Standard
5 Nights (UK Assignee)	£73.22	£62.96	£52.49
7 Nights (International assignee)	£52.15	£44.92	£36.36
3* Average hotel cost (City centre)	£84.27		
Weekly cost saving as a %. (based on 7 nights)	38.12%	46.70%	56.85%

Building: The building accommodates for several hundred apartments and has been split into two development towers. These buildings are under ten years old and have been finished to a high standard to fit in with the surroundings of this prestigious mixed use development.



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Communal Area: The communal entry area has a secure card entry system and is well lit along with an onsite concierge at all times. The communal and car parking areas are cleaned and maintained on a daily basis and there is comfortable seating in the reception area for meeting friends and colleagues.



Lounge/Diner: The lounge area is open plan and looks onto the kitchen and balcony. There is a dining table, which would seat 4 and a large L shaped leather couch. A Television, DVD and free view is also provided prior to the guest moving in.

Kitchen: The kitchen is finished to a high standard and comes complete with all modern appliances and utensils to ensure the guest has everything required to cook whatever they wish.



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Bedroom: The bedroom is spacious and comes complete with a double bed, bedside drawer, chest of drawers and a walk in wardrobe. Should the guest require further storage space, then there is a utility room available in the hallway also.

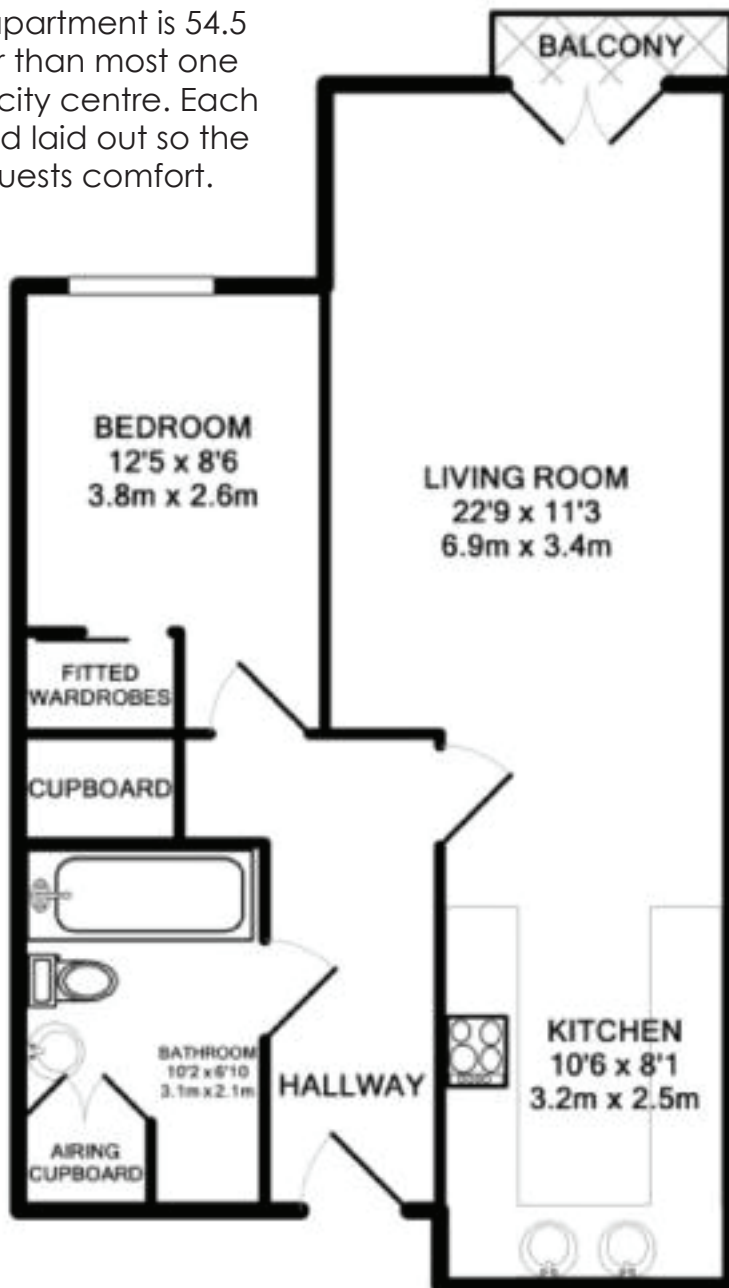


Bathroom: The apartment's bathroom is elegantly and cleanly finished to a high standard and has a bath with a shower over head. There is also a toilet, wash basin and heated towel rail along with plenty of storage space for the guest's bathroom toiletries.



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Floor plan: The size of the apartment is 54.5 square metres which is larger than most one bedroom apartments in the city centre. Each room is well proportioned and laid out so the space is maximised for the guests comfort.



TOTAL APPROX. FLOOR AREA 54.4 SQ.M. (585 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Necessary Additions/provisions:

- > Kitchen amenity pack – Approximate £160
- > 26" TV with built in free view, DVD and TV stand – Approximate £25 hire per month.
- > 1 bedroom towel and Bedding pack – Approximate £90
- > Bathroom and bedroom amenities – Approximate £30
- > Full professional clean would be conducted prior to the guest moving in.
- > Sealant in the bathroom area to be re sealed prior to the guest moving in.

Parking: The apartment comes with secure underground parking which is accessed via fob activation. The parking area is located close to the lift, so that the guest's apartment can be accessed straight from the basement area.

Facilities: Washer, Dryer, Dishwasher, Microwave, DVD, Secure underground parking, Balcony

Transport: Transport is excellent within the city with bus No2 and 4 providing a free service around the heart of Manchester every 10 minutes. There is also a Metrolink service situated nearby with the trams operating frequent links to Manchester train stations and throughout the Greater Manchester region. The airport is situated approximately 20 minutes drive from the apartment or can be accessed via bus or train within 40 minutes. Area: The property is located in Spinningfields which is a mixed use development and has become the heart of Manchester's financial district. Deansgate, which is the main road through the city, is also only a two minute walk away and here you will find plenty of Shops, Bars and Restaurants. Health: There are drop in centres and healthcare shops located throughout the City to ensure the guest can be seen quickly if required. For more emergency care, Manchester Royal Infirmary, which is the main hospital throughout Manchester, is situated less than 2 miles away.

Entertainment: The apartment is situated within half a mile of numerous restaurants, shops, bars, bowling and cinemas. There is also a range of small convenience stores for the guest to purchase their household items.

Education: There are numerous schools and colleges situated within close proximity of the apartment. Most of these can be located easily via public transport or car.

Crime rate: The level of crime in the area is low due to the continued policing in Manchester City centre. This along with the developments well lit and securely monitored areas ensure the client is at very little risk of any issues which may arise.

Development Clientele: The apartments are predominantly made up of working professionals who work within the City centre. There are some owner occupiers within the building and with a 24 hour concierge; this ensures the communal areas are quiet and well maintained.



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For further information on any of the details provided in this case study, please feel free to contact Dreammove Relocation via:

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