

# PETER DAVIDSON WARD

**ADDRESS:** 12 Longfox Manor, 825 Bath Road, Brislington, Bristol, BS4 5RT  
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## CAREER HISTORY

**Somerfield Stores Limited, Bristol**  
**Property Manager**

**From December 2006**

I am currently responsible for the Somerfield trading store portfolio in Scotland (110 properties). I am also responsible for managing the sub-let portfolio (rental income £ 9 million) across the whole of the U.K

I also deal with all Dilapidation's cases, Service charge/Insurance disputes, the residential portfolio, investment portfolio, neighbourhood centres' and commercial debt recovery management throughout the UK.

This involves overseeing our external consultants, preparing reports and attending the Group Property Committee which approves strategy decisions to improve the investment value of our portfolio, reduce property operating costs, agree lease renewals and re-gears acquire new stores and dispose of loss making stores.

I am also a Trustee Director of the Somerfield Company pension scheme, this involves attending quarterly trustee meetings with our advisors where ongoing investment strategy for the pension fund is discussed and ratified.

### Achievements

- Securing annual savings of circa £500,000 per annum on service charge and insurance through challenging landlords demands.
- Instrumental in bringing in rates audit team to the property department ; savings to date over £1 million.
- Successful in renewing leases at several prominent and profitable stores in Scotland despite considerable resistance and danger of loss of the stores to competitors.
- Achieved a nil settlement on a very substantial dilapidation's claim (£1.4 million) in relation to one of our surplus depots.
- Heavily involved in the accurate and on time completion of the due diligence process during the sale of Somerfield to the Co-op.

**G L Hearn, Manchester**  
**Associate Director**

**November 2004 to December 2006**

I was the National Property Manager for Mothercare and was also responsible for overseeing day to day property management for a number of other major retailers including:- Tesco, Somerfield and Asda.

Combined the Mothercare, Tesco, Asda and Somerfield portfolios comprised over 300 trading stores and around 30 sub-let units. The work involved day to day property management of the portfolios including co-ordinating all rent reviews and lease renewals, checking rent, insurance and service charge demands, service charge disputes, arranging repairs, dilapidations issues and refurbishments and dealing with disposals, licenses for alterations, assignment, sub-letting etc..

For Mothercare I also attended monthly asset management strategy meetings making recommendations for store acquisitions relocations, lease re-gearing, surrenders and sub-letting opportunities etc. I also represented Mothercare at the Property Managers Association.

## **Achievements**

- Ensured Mothercare was retained as a client at the contract re-tendering process.
- Heavily involved in the tendering process and client presentations securing Boots the Chemist as a retained client.

### **Colliers International, Vietnam Director**

**March 2002 to August 2004**

I was involved in this company from its inception and helped to set it up and secured our first major instructions.

My main responsibilities were to oversee all property management instructions and clients. I was also involved with motivating, recruiting and training our Vietnamese staff, submission of proposals for new instructions and preparation of reports relating to property management matters.

## **Achievements**

- Securing the instructions to be exclusive management and marketing agents for Bitexco Land the largest property development company in Vietnam, and REE the developers of e-town 1 and 2, a high tech office development next to the airport, which comprised over 60,000sq.m of grade A offices and marketing agents for Saigon Domaine a luxurious serviced apartment building
- Advising clients on the introduction of novel lease clauses and introducing asset management techniques which had not previously been used in Vietnam which further protected our client's interests and helped to improve the investment value of the properties we were managing for example Upwards Only Rent Reviews and Sinking Funds.

### **Chesterton Petty, Vietnam Head of Property Management**

**August 2001 to March 2002**

I was recruited for this position in the United Kingdom and brought to Vietnam to head up the Property Management Department. The major buildings I was overseeing included ; - Saigon Riverside Office Center, Diamond Plaza (Grade A standard office building, shopping centre and luxurious apartment building with over 60,000 sq.m of lettable space) and Indochine Park Tower (A luxurious apartment building) . My role included attending all weekly client meetings, ensuring tenant satisfaction, overseeing all building staff, negotiating new lettings, lease renewals and reviews, improving the management systems at the buildings and helping to generate new work for the company.

### **Lambert Smith Hampton, Manchester Senior Surveyor**

**January 1998 to August 2001**

I was involved the day to day management of a number of commercial and residential properties throughout the North-West for several large institutional clients including: - Prudential, Royal Sun Alliance, Henderson, Coats Viyella, United Utilities and Orange.

Major buildings managed included:-

- Piccadilly Plaza, A 1960 s commercial building in the centre of Manchester comprising 60,000 sq.m of office space a 20,000 sq.m shopping centre and an international hotel.
- Exchange Quays, a modern office development at Salford Quays, Manchester comprising around 30,000 sq.m office space.
  - South Ferry Island, Liverpool. An apartment and town house development at Liverpool docks comprising over 400 homes.

### **Chesterton, Manchester**

**May 1994 to January 1998**

## **Senior Surveyor**

**James Smith Estates Plc. London.  
Surveyor**

**May 1991 to December 1993**

**Chesterton, Bristol  
Graduate Surveyor**

**July 1989 to December 1990**

## **Qualifications**

- 1995 Associate Member of the Royal Institution of Chartered Surveyors
- 1989 BSc. (Hons) Urban Estate Surveying – Trent Polytechnic, Nottingham (2:2)
- 1984 Dame Allan's School, Newcastle-upon-Tyne.

## **Interests/Other Information**

Japanese, Scuba Diving, Sailing, Skiing, Model Aircraft, Boats and Cars.

Non-Executive Director, Westmoor Engineering Investments Limited