

ADVANCED MAINTENANCE UK LTD

Heating, Plumbing, Ventilation, Damp and Mould Remedials and Renewables

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Comprehensive Commercial Maintenance & Compliance

Trusted solutions for offices, retail
units, and multi-site estates





Commercial Services and Compliance

Solutions for Offices, Retail, and Multi-Site Portfolios

Advanced Maintenance UK Ltd has over 25 years of experience delivering essential building services to commercial clients across the South of England. From single office buildings to multi-site estates, we specialise in keeping workplaces safe, compliant, and fully operational.

We deliver heating, plumbing, renewables, ventilation, electrical, and damp & mould remedials with a compliance-first approach. Every project is backed by audit-ready evidence, helping landlords, facility managers, and business owners meet statutory obligations, protect staff, and support ESG and CSR goals.

Our engineers are trained to work discreetly in live, occupied environments where staff, tenants, or customers are present. We combine technical expertise with business sensitivity, ensuring minimal disruption to daily operations while keeping safety and compliance front and centre.

The Commercial Challenge

Commercial property managers face growing pressures across safety, compliance, and cost control:

- Heating & Hot Water Failures → Breakdowns in plant rooms or communal systems disrupt entire offices or retail units, reducing staff comfort, productivity, and compliance with landlord or leasehold obligations.
- Energy Costs & ESG Targets → Rising operational costs and mandatory reporting frameworks require businesses to reduce consumption and demonstrate sustainable practices.
- Water Hygiene & Legionella Risk → Poor management exposes landlords and FM providers to legal and reputational consequences under HSE standards.
- Damp & Mould → Beyond property damage, damp and mould now carry reputational risk for employers and FM teams, as poor air quality can increase staff illness and absenteeism.
- Ventilation & Air Quality → Inadequate airflow in workplaces or server rooms risks staff health, IT asset damage, and compliance breaches.

We understand these challenges, and more importantly, we know how to resolve them. Our structured, compliance-ready solutions reduce risk, minimise downtime, and protect both people and property.



Specialist Commercial Environments – Safe, Flexible, Reliable

No two commercial properties are the same. From small office units to multi-storey estates, each brings unique pressures around safety, compliance, and business continuity. Advanced Maintenance UK Ltd adapts delivery to fit operational priorities, working around staff, customers, and tenants to keep workplaces safe, comfortable, and compliant.

Our engineers are experienced in live environments where discretion, safety, and professionalism are critical. Whether delivering emergency call-outs or planned plant room upgrades, we coordinate closely with facilities teams and landlords to reduce disruption and maintain trust.

Our Approach to Specialist Environments

Offices & Workplaces

- Heating, plumbing, and ventilation delivered discreetly in occupied environments
- Services designed to protect staff comfort and support productivity
- Flexible scheduling around working hours to minimise downtime

Retail & Multi-Use Spaces

- Fast response to urgent call-outs to protect trading hours and customer safety
- Planned works coordinated to avoid disruption during peak usage times
- Compliance documentation aligned with leaseholder and insurance requirements

Facilities Management & Multi-Site Portfolios

- Consistent delivery across large, complex property portfolios
- KPI-driven service, aligned with budget, timeline, and reporting requirements
- Seamless communication with FM providers and site managers

Why Providers Trust Us in Commercial

- Over 25 years of experience working with landlords, FM providers, and national clients
- Proven track record delivering to KPI, budget, and deadline
- Integration of compliance, safety, and ESG goals into every project
- Trusted by leading organisations including Equans, Seville Developments, Peabody, and Remus



Heating Services – Keeping Workplaces Safe, Warm, and Compliant

Heating and hot water are essential in every workplace. Failures create uncomfortable conditions for staff, interrupt daily operations, and put landlords or FM providers at risk of non-compliance with leaseholder or statutory obligations. In multi-tenant or multi-site estates, one plant room breakdown can affect dozens of occupants, disrupting productivity and undermining confidence.

The Challenge

- Staff discomfort and reduced productivity from heating failures
- Increased operational costs from ageing, inefficient systems
- Leasehold compliance requirements placing pressure on landlords and FM providers
- Communal system faults impacting multiple offices or retail units simultaneously
- Rising demand for sustainable, low-carbon heating solutions in line with ESG targets

Our Structured Response

- Responsive Repairs → 24/7 emergency call-outs for no heat/no hot water in live environments
- Planned Preventative Maintenance (PPM) → Annual servicing with automated scheduling and alerts via Simpro
- Plant Room Servicing → Boilers, pumps, HIUs, valves, and controls tested, balanced, and documented
- Upgrades & Renewables Integration → Replacement of legacy boilers with modern, efficient systems including ASHPs and exhaust air heat pumps
- Resident & Business Liaison → Coordination with facilities teams to minimise disruption, ensuring safe access and compliance with site protocols

Compliance & Evidence

- Gas Safe and OFTEC certification logged directly in Simpro
- PPM service reports and commissioning sheets issued to FM and landlord teams
- Before/after photographic records for major plant room or in-property works
- Audit-ready documentation suitable for ESG, CSR, and statutory compliance reporting



Heating Services – Keeping Workplaces Safe, Warm, and Compliant

Client & Business Benefits

- Safety & Compliance → All heating works carried out by accredited engineers with full certification
- Continuity of Operations → Fast response and proactive maintenance minimise disruption in occupied workplaces
- Audit-Ready Evidence → Documentation that withstands scrutiny from regulators, leaseholders, or insurers
- Long-Term Cost Savings → Energy-efficient systems and preventative maintenance reduce breakdowns and running costs
- ESG Alignment → Low-carbon upgrades support corporate sustainability and reporting frameworks



Plumbing & Legionella – Safe Water, Safe Workplaces

Water systems sit at the heart of every commercial property, underpinning comfort, hygiene, and safety. Failures, from burst pipes to Legionella risk, can cause significant disruption, costly repairs, and expose landlords or FM providers to legal and reputational damage. For multi-tenant or high-traffic properties, one issue can quickly escalate into widespread downtime and complaints.

The Challenge

- Leaks and bursts causing damage, downtime, and insurance claims
- Legionella exposure creating HSE non-compliance and liability
- Outdated systems increasing risk of failure and disruption
- Blockages or poor water pressure undermining building services
- Landlord and leasehold obligations demanding robust water hygiene management

Our Structured Response

- Responsive Repairs → 24/7 emergency call-outs for leaks, bursts, and urgent isolation
- Planned Works → Kitchen and bathroom upgrades, soil stack repairs, valve replacements, system balancing
- Legionella Control → Risk assessments, temperature monitoring, sampling, flushing programmes, and remedial works
- Remediation → Dead leg removals, tank cleaning, disinfection, lagging upgrades, and pipework modifications
- Coordination → Works planned in collaboration with FM teams to reduce disruption to staff, tenants, and business operations

Compliance & Evidence

- Risk assessments, sampling records, and remedial certification logged in Simpro
- Photographic evidence for all repairs and compliance works
- Reports aligned with HSE ACoP L8 and HSG274 standards
- Exportable data for FM teams, landlords, and board reporting



Plumbing & Legionella – Safe Water, Safe Workplaces

Client & Business Benefits

- Safety & Assurance → Staff and tenants protected from leaks, water loss, and Legionella risk
- Compliance Confidence → Works fully aligned with HSE guidance, supported by audit-ready documentation
- Reduced Long-Term Costs → Preventative measures reduce repeat failures and escalating repair bills
- Continuity of Operations → Fast response and making-good works minimise disruption to business activities
- Governance Support → Live compliance data and evidence packs support FM, landlord, and ESG reporting



Ventilation Services – Airflow, Comfort, and Compliance

Ventilation plays a critical role in creating safe, healthy, and compliant workplaces. Poor airflow contributes to damp, mould, and staff discomfort, while in high-dependency spaces such as server rooms, ventilation failures can lead to costly downtime and equipment damage. For landlords and FM providers, maintaining air quality is both a compliance obligation and a key factor in tenant satisfaction.

The Challenge

- Inadequate airflow reducing staff comfort and productivity
- Damp and condensation creating long-term property damage
- Server room overheating causing costly IT disruption
- Non-compliance with Part F and building standards
- Pressure to evidence air quality and compliance for ESG and leasehold reporting

Our Structured Response

- System Design & Installation → MEV, MVHR, and PIV systems tailored for offices, retail, and plant spaces
- Servicing & Upgrades → Planned maintenance, fan replacements, ductwork repairs, and airflow balancing
- Fault Resolution → Rapid fault-finding and remedials to restore safe and efficient airflow
- Integrated Solutions → Ventilation improvements delivered alongside damp & mould remediation or heating upgrades
- Discreet Delivery → Quiet, low-profile systems designed for occupied workspaces with minimal disruption

Compliance & Evidence

- Commissioning sheets, compliance certificates, and photographic reports
- Documentation aligned with Part F, HSE, and building regulations
- Service history logged and accessible through Simpro
- Evidence packs for FM and landlord reporting, ESG audits, and governance reviews



Ventilation Services – Airflow, Comfort, and Compliance

Client & Business Benefits

- Health Protection → Improved air quality supports staff wellbeing and reduces absence
- Regulatory Compliance → Systems designed, installed, and maintained in line with statutory standards
- Continuity of Operations → Quiet, reliable ventilation minimises disruption in offices and customer-facing environments
- Asset Protection → Prevents condensation and long-term property or IT equipment damage
- Audit-Ready Evidence → Transparent documentation for FM teams, landlords, and compliance inspections

Renewables – Cutting Energy Costs & Supporting ESG Targets



Rising energy costs and tightening ESG/CSR requirements are putting commercial property managers under increasing pressure. Businesses must demonstrate carbon reduction, cost efficiency, and compliance with sustainability frameworks, all while maintaining safe and comfortable environments for staff and tenants.

Renewable solutions provide a future-proof pathway to lower bills, reduced emissions, and improved resilience. Through our Advanced Energies division, we deliver end-to-end renewable projects tailored for commercial settings.

The Challenge

- Escalating energy costs increasing operational overheads
- ESG/CSR frameworks requiring demonstrable carbon reduction
- A need for reliable, future-ready systems across commercial portfolios
- Difficulty scheduling disruptive works in occupied workplaces
- Balancing short-term investment with long-term energy savings

Our Structured Response

- Air Source Heat Pumps (ASHPs) → High-efficiency replacements for legacy boiler systems
- Exhaust Air Heat Pumps (EAHPs) → Compact, space-efficient solutions suitable for retrofit projects
- Solar PV Systems → Renewable power generation with measurable savings
- Design to Delivery → Full design, installation, commissioning, and staff orientation
- Aftercare & Monitoring → Ongoing servicing, technical support, and performance reporting to maximise return on investment

Compliance & Evidence

- Commissioning sheets, warranty certificates, and audit-ready documentation
 - Reporting aligned with ESG, CSR, and carbon-reduction frameworks
 - Service records logged in Simpro, accessible for FM and landlord teams
 - Data and evidence packs available for governance, ESG boards, and client reporting
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Renewables – Cutting Energy Costs & Supporting ESG Targets

Client & Business Benefits

- Cost Savings → Reduced energy usage and lower operating costs across offices and estates
- Sustainability → Measurable carbon reduction supporting ESG and CSR targets
- Future-Proofing → Modern technology ensuring long-term resilience and efficiency
- Minimal Disruption → Installations scheduled around business operations to reduce downtime
- Reputation → Demonstrates proactive investment in sustainability to staff, tenants, and stakeholders



Damp & Mould Remediation – Protecting Assets and Staff Wellbeing

Damp and mould are no longer just property maintenance issues, they are compliance, health, and reputational risks. Poor air quality affects staff wellbeing, increases absence rates, and damages confidence in landlords and FM providers. For commercial property managers, uncontrolled damp can also escalate into costly repairs and insurance claims.

We provide safe, effective, and fully documented remedial services that address root causes and restore confidence in commercial buildings.

The Challenge

- Escalating costs from untreated damp and repeat repairs
- Staff health concerns linked to mould exposure and poor air quality
- Reputational risk for landlords and FM providers if issues are left unresolved
- Increased insurance claims and property devaluation from moisture damage
- Regulatory scrutiny and leasehold obligations requiring documented evidence of remediation

Our Structured Response

- Rapid Assessment & Survey → Triage, moisture readings, airflow checks, and photographic evidence
- Root-Cause Solutions → Integrated works across heating, plumbing, and ventilation to prevent recurrence
- Safe Remedials → Mould wash treatments, anti-mould coatings, and redecoration
- Fabric Repairs → Plaster, flooring, and reinstatement of affected areas
- Planned Scheduling → Works delivered with discretion to minimise disruption in occupied offices or retail units

Compliance & Evidence

- All cases logged in Simpro for full traceability
- Before/after photographic reports with moisture readings
- Certificates or commissioning sheets for ventilation and remedial works
- Documentation aligned with building standards, insurance requirements, and leasehold obligations



Damp & Mould Remediation – Protecting Assets and Staff Wellbeing

Client & Business Benefits

- Asset Protection → Prevents property damage and long-term repair costs
- Staff Wellbeing → Safer, healthier environments that reduce absence rates
- Compliance Confidence → Evidence packs suitable for insurers, landlords, and governance reporting
- Reputational Protection → Demonstrates proactive management of health and safety risks
- Cost Control → Integrated, root-cause repairs reduce repeat issues and escalating costs



Other Services Offered By Advanced Maintenance UK Ltd

Beyond our core services, we support commercial clients with a wide range of specialist compliance and maintenance solutions. These services help protect property, ensure continuity of operations, and reduce risk across offices, retail units, and multi-site estates.

Air Conditioning

Reliable cooling and air quality control are vital in modern workplaces, IT suites, and customer-facing environments.

Our Services Include:

- Installation, planned servicing, and responsive repairs
- FGAS-certified engineers carrying out compliance inspections
- Filter cleaning, leak testing, and pressure checks
- Evidence: full service reports and compliance certificates issued for every unit

Commercial Catering

Many commercial environments include staff canteens, retail kitchens, or shared-use catering facilities, all of which must be maintained to the highest standards.

Our Services Include:

- Gas and electric equipment servicing
- Fault-finding, emergency repairs, and component replacements
- Compliance checks and safety tagging for catering assets
- Safety-focused delivery by Gas Safe-registered engineers

Lightning Protection

Multi-storey and high-risk commercial buildings require robust lightning protection to safeguard people, property, and IT infrastructure.

Our Services Include:

- Full inspections in line with BS EN 62305 standards
- Continuity testing, earth resistance checks, and component repairs
- Certification and photographic reporting for compliance records



Social Value & Community Impact

At Advanced Maintenance UK Ltd, we embed social value into our commercial partnerships from day one. For our clients, this means every contract delivers not only safe and compliant buildings, but also measurable added value that supports ESG, CSR, and workplace wellbeing goals.

Our Commitments

- Fair Pay → Real Living Wage employer across our workforce and supply chain
- Local Economy → Focus on local suppliers and SMEs, supporting regional investment and reducing carbon from supply chains
- Skills & Training → Apprenticeships, CPD, and transferable skills development to strengthen the workforce and ensure future resilience
- Community Initiatives → Participation in Match My Project schemes, supporting wellbeing, youth development, and sustainability projects

Why This Matters for Commercial Clients

- Supports ESG and CSR reporting frameworks with measurable outcomes
- Strengthens staff wellbeing and retention through fair pay and development pathways
- Demonstrates responsible supply chain practice to stakeholders, investors, and auditors
- Creates visible, practical community impact without disruption to business operations

Recent Examples

- Sponsoring a local wellbeing initiative in partnership with Match My Project, helping staff and communities connect
- Supporting apprenticeships that provide a skilled pipeline for the engineering sector, aligning with client workforce strategies
- Redistribution of materials and equipment to local organisations, reducing waste and contributing to sustainability goals



Compliance & Assurance

Every service we deliver is built on transparency, compliance, and audit-ready evidence. For commercial clients, this means complete confidence that works are not only carried out to the highest standards, but also defensible under statutory, landlord, and FM reporting requirements.

Our Accreditations & Standards

- ISO 9001 & ISO 14001 certified
- CHAS Elite, Constructionline Gold, SafeContractor accredited
- Gas Safe, OFTEC, MCS, RECC, FGAS registered
- Annual independent Health & Safety audit by THSP
- RAMS created via THSP, issued and signed off in Simpro
- Engineers DBS-checked where required and trained in site inductions

Why Advanced Maintenance?

- Established in 1998 with a consistent track record in commercial, housing, healthcare, and education
- Trusted by FM providers and landlords including Equans, Seville Developments, Peabody, and Remus
- Multi-disciplinary expertise: heating, plumbing, ventilation, renewables, electrical, and compliance, all under one roof
- Compliance-first approach, supported by national accreditations and independent audits
- Business-focused delivery, minimising downtime and disruption for staff, tenants, and customers
- Proven ability to deliver at both day-to-day contract level and across large-scale frameworks

Working Together - The Next Steps

This document has outlined how Advanced Maintenance UK Ltd supports commercial clients in delivering safe, compliant, and efficient workplaces, backed by audit-ready evidence and measurable social value.

From heating and plumbing to renewables, ventilation, and damp & mould remediation, our multi-disciplinary team provides a single, accountable partner who reduces risk, protects assets, and keeps businesses running smoothly.

We would be delighted to explore how our services can align with your organisation's priorities, and how together we can move forward to:

- Support staff, tenants, and customers with safe, comfortable environments
- Protect compliance with HSE, landlord, and leasehold requirements
- Deliver long-term value through preventative maintenance and responsive care

We don't just complete jobs, we deliver solutions that protect people, properties, and performance.



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