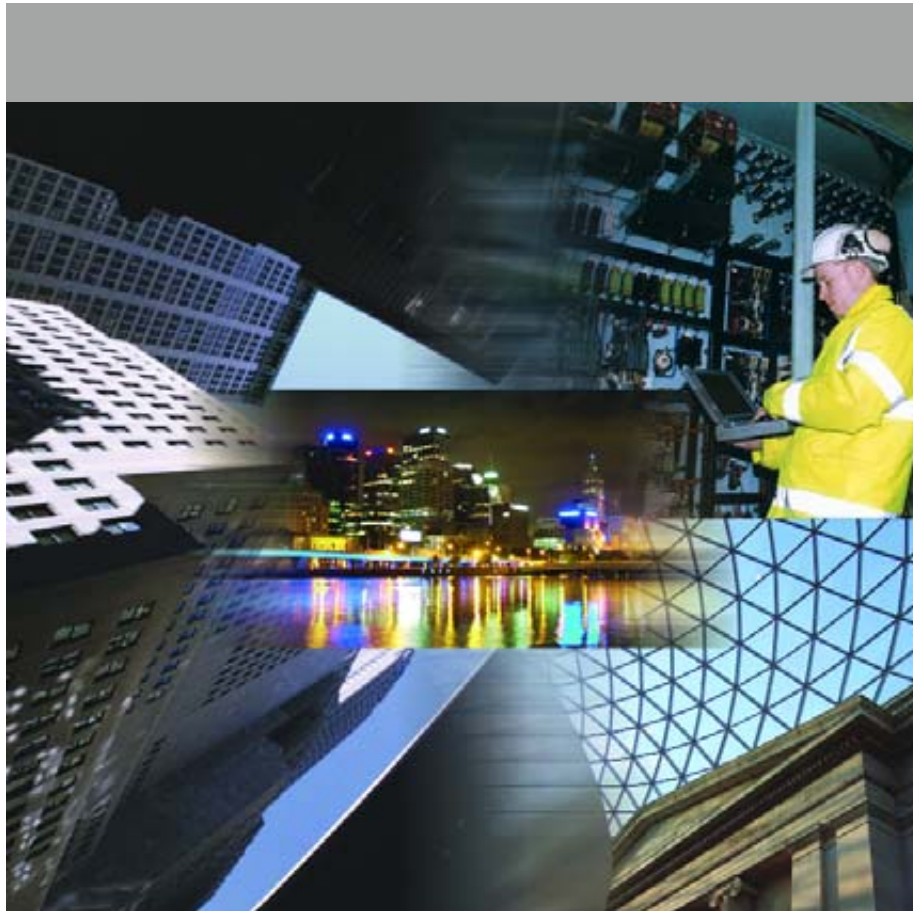


buildings



Maintenance solutions  
Buildings & Equipment

# Buildings Maintenance



Clarke Chapman Facilities Management (CCFM) offer a bespoke maintenance service catered for the individual customer. We offer nationwide coverage with an emphasis on Building Mechanical Services. With Regional offices in Newcastle, Liverpool and London we are able to cater for the expanding requirements of any organisation.

We currently provide maintenance services to a wide range of varied customers. From a submarine base in Scotland to The Royal Opera House in London, solutions are being supplied for a wide range of specialist maintenance requirements.



CCFM (London Region) offers both static and mobile building services engineers. From our service centre in

the city we are perfectly poised to offer a fast response whatever the problem.

## ● Maintenance for Buildings & Equipment

A properly maintained plant works more efficiently, more economically and lasts longer. A poorly maintained plant is subject to disruptive breakdowns, expensive repairs and higher running costs.

## ● Maintenance Matters from Day One

Maintenance is vital as soon as a building comes into operation. Although 'defects liability' requires the building services contractor to repair any breakdowns or faults in the installations for 12 months following commissioning, routine maintenance is also essential during this period, to ensure manufacturers warranties remain valid.

The validity of warranties on plants on plants installed by other contractors is not affected by CC taking on the maintenance. As the warranties belong to clients, our company is able to undertake any warranty work on their behalf.



## Maintenance for People

The way a building is maintained affects the welfare of the people working in it. Beside considerations of everyday comfort and importance of a pleasant working environment, health and safety responsibilities make it essential to employ a professional service and maintenance company.

Legionnaires disease, the pneumonia contracted from bacteria which can make its home in water systems and cooling towers, is one of the most publicised and acute results of a failure to keep a building up to the standards specified in the design.

Of equal concern is 'sick building syndrome', a general term concerning the deficient functioning of various types of installation, from poor lighting to bad filtration of air. A growing body of experts point to this syndrome as the cause of low level, but persistent, ill health among workforces, ranging from non-specified malaise and lethargy to headaches and infections.

CC can advise on all aspects of statutory requirements which must be met by occupiers and building managers.



### ● Safety First

CCFM offer advice on specific safety matters to clients and engineers. We also insure that all installations meet statutory safety regulations in their construction and operation.

### ● Insurance Inspections

CCFM can work directly with clients' insurance companies to arrange inspection and, if requested, assist the survey and undertake any remedial works necessary.



# Planning your Maintenance Programme

CCFM has a sales team of engineers who visit clients to discuss their requirements without obligation.

A schedule can either be formulated after installation, or CCFM staff can work to a pre-devised programme. Detailed computerised duplicate records are always readily available from computer files held at our offices in London, to enable our staff to give speedy response to customer enquiries.

For older systems the service and maintenance division will carry out a dilapidation survey at the start of a maintenance contract, report on the state of the equipment and indicate any refurbishment or upgrading that be required.

Where work is required, service and maintenance staff can arrange for this to be undertaken. We are also able to offer contracts for regular inspections of portable appliances, to comply with the latest health and safety regulations.





### **Residential Maintenance**

For large complex sites, a resident CCFM team, headed by a supervising engineer, can be provided to run, maintain and repair all services at times to suit your business operation.

### **Monitoring Systems**

A building management computer system can log, monitor and control the running of services on clients' premises from our offices nationwide. The plant is linked to the computer by an auto dial telephone line, enabling engineers to make instant operational adjustments.

The computer also has an alarm, particularly useful in ultrasensitive environments such as computer rooms, to indicate even slight changes in temperature or humidity and to signal any kind of fault.





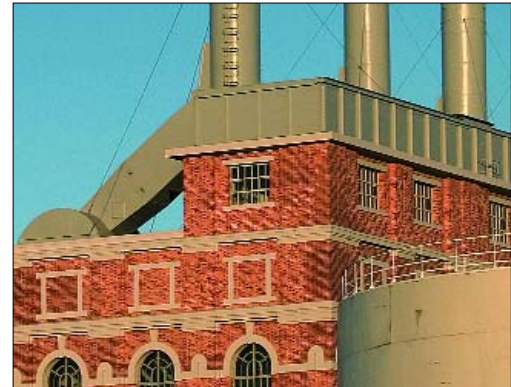
## Air Conditioning

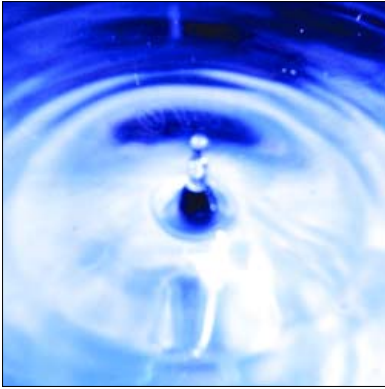
CCFM offer a complete design and contracting service covering all aspects of air conditioning, including close control applications for computer rooms, laboratories, comfort air conditioning systems for offices, shops, factory areas, hotels and many other applications.

All systems are designed and selected specifically for their application and incorporate in room package units, ducted plant room systems, or combinations of both, using either direct expansion or chilled water cooling mediums and lphw or electric heating. All systems incorporate integral controls to automatically maintain the required environment. Applications requiring humidity are supplied with humidifiers, sited either within the air handling unit cabinet or separately mounted, dependant upon the location.

All air conditioning systems installed

by CCFM are backed by our own service department. All service engineers are directly employed and able to carry out service and maintenance on all aspects of every system, both mechanical and electrical. Engineers are available on a 24 hour emergency call service every day throuout the year, with a two hour response.

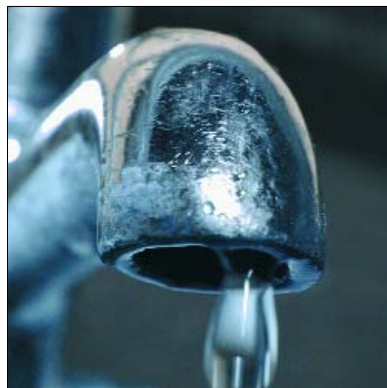




## Water Treatment

Frequent inspections of cooling towers and water systems are a key component of our service to clients, and a safeguard against the development of conditions in which bacteria, such as the type which causes legionnaires disease, will thrive.

CCFM is experienced in the supervision of specialist sub-contractors, however our own engineers have been trained on the use of water treatment chemicals, biocides, inhibitors, bromine dispensers and haloginators. They are also skilled in the taking and monitoring of dip slides to provide instant information on water condition.





strategically situated – nationwide



## Safety

Clarke Chapman provide a full electrical safety package which includes testing and inspecting all fixed wiring installations, portable appliances, emergency lighting and fire alarms. We will ensure that you comply with the 1989 Electricity at

Work regulations and meet the required safety standards quickly and with minimal disruption.

Our fully qualified and experienced engineers test each appliance, using dedicated test equipment (PAT).

For several years, a dedicated team

of engineers has looked after approximately 150,000 electrical items on sites throughout the UK. Our standard system is capable of satisfying individual requirements.

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