

Our Technical Services

...benefitting your business

Planned Maintenance

Maintenance of mechanical and electrical (M&E) plant is essential to maintain operational performance and efficiency, longevity and optimum use of energy.

At Service Charge Associates we can undertake an in depth review of your maintenance requirements, including existing contracts, compile / review Planned Preventative Maintenance {PPM} programmes, and carry out in depth surveys of plant to ensure that it is being maintained and operated in the most efficient manner.

We can also undertake contract re-tenders, M & E dilapidations surveys, together with feasibility and energy reports.

Our main aim is to reduce your on-going costs, and energy usage, whilst maintaining or where possible, improving the operation of the services and extending the longevity of the plant.

Our chartered building surveyors can also undertake building fabric condition surveys and prepare planned maintenance schedules to ensure that the cyclical and one-off repairs and maintenance work are undertaken at the appropriate intervals.

Project Co-ordination

Service Charge Associates are able to offer Project Co-ordination skills to landlords and tenants on projects as diverse as stone cladding repairs to chiller replacement. We have in-house design and management experience relating to both building fabric elements and M&E installations.

Projects may start with a feasibility study, which will consider the possible options and estimated costs. We can then move on to specification writing, competitive tendering, tender reporting and placement of orders with contractors, dependant on the needs of the client.

During the on-site phase, we provide liaison between the contractors, client and occupiers, ensuring that the works are completed with the minimum of disruption, on time, and to budget. We ensure that the works are compliant to specification and timely final accounts are issued. We then monitor the completed works through the defects liability period.

We often look for innovative solutions using our vast experience of working within the construction and building services industries.

Where relevant, we can act as CDM (Construction Design & Management) Co-ordinator.

Energy Assessment

Service Charge Associates carry out surveys of building services plant and equipment to ensure the optimum use of energy.

Our aim is to reduce your energy usage, whilst maintaining or where possible, improving the operation of the services.

Where appropriate, the following checks can be undertaken:

- An in-depth survey of the operation of the Building Management System (BMS) to ensure it controls all devices efficiently.
- A review of temperature set points and plant operating times at the building.
- Measure the operational efficiency of boiler, chiller and ventilation plant, which are high energy-consuming equipment.
- An assessment of the lighting controls and lighting types in order to ensure best practice and optimum energy efficiency.
- Evaluate existing energy contracts including re-tenders and review of tariff rates to ensure value for money.

Following an inspection, we will make recommendations to reduce your energy bill.

Please see our website for further information about us and our other services.