

We take care of everything,
so you don't have to...



The fm Company

Facilities Management & Security Solutions



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02
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Our purpose is to make life easier for our clients. It's our job to remove the service problems our clients may face. We do what we say we'll do EVERY TIME without equivocation, and we work in partnership to achieve maximum results with minimum fuss...

Tony Goldstein LL.B (Hons), Director

ABOUT The fm Company

We provide a **comprehensive range of preventative and reactive services across the UK**, including security guarding, CCTV solutions, electrical installations, and general facilities management just to name a few. We combine self-delivered and sub-contracted services to ensure the highest levels of reliability and professionalism.

Building **strong, lasting partnerships** with our clients is at the core of everything we do. We believe in the power of ongoing, transparent communication and consistently delivering on our promises. When you work with us, you can trust that the person managing your service is as invested in your success as you are.

We treat every client as our top priority, working tirelessly to ensure your complete confidence and satisfaction. Our mission is simple: **We'll take care of things, so you don't have to...**



OUR SERVICES

We offer a wide range of facilities management services tailored to your specific needs. Whether it's preventative maintenance to keep everything running smoothly, or reactive solutions to address unexpected challenges, we're here to support your business.

Our commitment is to always provide the most operationally and financially viable solutions.

Here's a snapshot of what we provide:

1. Security Guarding Solutions
2. Fire Systems
3. Electrical Services
4. Plumbing Services
5. Heating, Gas & Ventilation
6. Cleaning Solutions
7. Grounds Maintenance
8. Roofing & Guttering
9. Painting & Decorating
10. Car Charging Pods & Energy Efficiency

Read on to discover more about each service and how we can support your business...





ANNUAL MAINTENANCE SOLUTIONS

Imagine a partnership with a Company which really values you... Would it help to have a reliable service partner?

We'll work to help make you successful.

Maintenance services



Security Guarding Solutions



Fire Systems



Electrical services



Plumbing



Heating, Gas & Ventilation



Grounds Maintenance



Roofing & Guttering



Painting & Decorating



Car Charging Pods & Energy Efficiency



Cleaning Solutions

FAQ

01. Can we consolidate our annual maintenance contracts?

Yes, you can!

We'll streamline everything by scheduling annual maintenance visits and ensuring timely certifications and reports. Plus, we store everything on our system, so you have quick access whenever needed.

02. Can we pick and choose from your services to suit our needs?

Absolutely!

You can customise our services as needed. Whether it's stand-alone maintenance for your CCTV or a full hard and soft services package, we're flexible to fit your requirements.

We completed 100% of scheduled annual maintenance visits across our entire national portfolio ON TIME this year - Every, single, one...

SECURITY GUARDING SOLUTIONS

More than just a 'guarding company'

We understand that well-trained, capable security personnel, backed by organised and proactive management teams, are essential for delivering outstanding service. This is why clients trust us with their security service contracts.

We provide a comprehensive range of services:

- Permanent Security Guarding Solutions
- Temporary Security Guarding Solutions
- Front of House Security Solutions
- Canine Security Units
- Keyholding & Alarm Response Services
- Mobile Patrol Services
- Vacant Property Inspections
- Open/Lock Up Services
- CCTV Monitoring Services

Each of our Officers is fully screened and vetted according to BS7858:2012 and holds a current frontline SIA license. We operate under BS10800:2020 and BS7499:2013 standards and hold ISO9001 accreditation for our quality management systems.

Experience and Expertise

For over 15 years, our management team has helped businesses transform failing security contracts into successful, well-managed strategic partnerships.



Client Security Success

During the height of the COVID-19 pandemic, one of our valued clients faced an **urgent challenge**- they needed a **temporary emergency security solution** across their **18-site national estate**, stretching from Plymouth to Glasgow.

Within **72 hours**, our team sprang into action. We **mobilised 96 skilled security officers**, drafted detailed assignment briefs, and ensured every officer was fully prepared. We also **developed bespoke electronic patrol and visitor reporting systems** tailored to each site.

Thanks to our dedicated team's quick thinking and coordination, we successfully launched the first shift at every location within the tight timeframe, providing the **reliable security** our client needed during a **critical time**.



Our Innovations = Cost Savings For You



We use **advanced technology** to improve security and **reduce costs**, offering ready-to-use security packages and processes **tailored to your needs**.



We also provide temporary security services for urgent situations, ensuring **you're covered when you need it most**.



Additionally, we offer long-term security partnerships across the UK to keep your premises secure over time.

Our experience stretches into every market vertical with specialist experience in:

- **Shopping Centres**
- **Retail Parks & High Streets**
- **Higher & Further Education Facilities**
- **Commercial – Industrial & Manufacturing**
- **Commercial – Front of House**
- **Public Sector – Local Councils**

We're honoured to be trusted by some of the world's leading multinational brands for their security needs.

Reach out today to see how we can protect your business too.



Security solutions

Here are some of the other security services we can provide with our subsidiary company; The Security & Gates Company.

Each of the following are available as stand alone service options, and as combined service offerings to provide a more consolidated security solution for both ongoing maintenance and installation requirements



CCTV Systems



Access Control



Intruder Alarm



Fire Alarm



Barriers, Turnstiles & Gates



THE SECURITY & GATES COMPANY

FIRE ALARM SYSTEMS

We offer comprehensive fire alarm solutions tailored to meet your specific needs.

Our services include:

DESIGN & INSTALLATION



CUSTOM-DESIGNED SYSTEMS:

Our certified experts design and install fire alarm systems that are tailored to your building's unique requirements.

MAINTENANCE & SERVICING

REGULAR MAINTENANCE:

We provide routine maintenance to ensure your fire alarm system operates at peak performance, reducing the risk of failure when it matters most.

COMPLIANCE ASSURANCE:

All maintenance is conducted in accordance with BS5839 standards, ensuring full compliance with UK regulations.

INDUSTRY EXPERTISE

Our team has extensive experience deploying fire alarm systems across various sectors, including:

- Commercial and Industrial Facilities
- Educational Institutions
- Healthcare Facilities
- Residential Buildings
- Public Sector Buildings

24/7 MONITORING



ROUND-THE-CLOCK MONITORING:

We offer 24/7 monitoring services, ensuring an immediate response to any fire alarms, minimising potential damage and risk.

ADVANCED TECHNOLOGY



We leverage the latest technology to deliver efficient and effective fire alarm solutions, ensuring minimal disruption to your operations. You can trust us to protect your people and property.

FIRE ALARM SYSTEM CATEGORIES

We install and maintain fire alarm systems across all the following categories:

Category P Systems (Property Protection)

- P1&P2

Category L Systems (Life Protection)

- L1, L2, L3, L4 & L5

Category M Systems (Manual Systems)

- M: Manual operation only.

These categories allow us to tailor systems precisely to the needs of your building, whether the focus is on protecting property, ensuring life safety, or both.

Why Choose Us? The FM Company, prioritises your safety by providing robust fire alarm systems you can rely on. Let us handle your fire safety needs so you can focus on your business with complete peace of mind.

ELECTRICAL SERVICES

Installation?
Report?
Maintenance?
We can do it...

We adopt a hands-on management strategy to ensure that our **NIC EIC approved partners** go above and beyond to make our service delivery a success.

Our Electrical Services Include:

- Electrical installations
- Electrical maintenance
- Condition Testing & Reporting
- Re-wires
- Sockets & Lighting
- Emergency Lighting
- Electrical Design
- Data Cabling

“

The FM Company were really easy to work with, and their communication skills were excellent.

They met every deadline, and offered sound suggestions which ultimately added to the quality of the project.

”



We provide certification for every project and notify Local Authorities to comply with **Part 'P' Building Regulations** when required.



We also offer **periodic testing, inspections, and electrical condition reports**, as well as electrical designs for new installations.



For us, a strong partnership means being there for **all your electrical needs**, big or small. Whether it's installing a new socket or conducting a full building re-wire, we're ready to respond whenever you need us.





PLUMBING SERVICES

We fix toilets! We fix leaks, we maintain pipework integrity and we make sure that when you need us to react we're there to make things better.

We have plumbing experience in:


- Full installation of wet rooms
- Shower facilities
- Toilet blocks
- Teapoints
- Capping off fire reel hoses
- Disconnecting redundant supplies
- Installing new water supplies
- Replacing meters




Keep up with regular checks to reduce the chances of plumbing issues, you can rely on us for:

- General Maintenance
- Pipework Testing
- Gas Safe Plumbing

 We're here for you in case of an emergency. Our 24 hour call-out service is there when you need it!

 We have both the capacity and capability to ensure that all plumbing requirements are catered for, regardless of the size or complexity of the job.

 All of our Plumbers are **City & Guilds, EAL and/or BPEC qualified** and are time served experienced tradesmen.

 Our national coverage stretches from London and the City to Glasgow and Edinburgh to ensure that the answer from us is never 'I'm sorry... We can't'...

HEATING, GAS & VENTILATION

We specialise in comprehensive heating, boiler systems, air-conditioning, and ventilation solutions. Whether you need installation, ongoing maintenance, or urgent repairs, we ensure your climate control systems operate flawlessly.

Our Services Include:

- **Boiler Systems**
- **Supply and Extract Systems**
- **Air Handling Units (AHUs)**
- **Air-Conditioning Systems**
- **Split Systems and Package Units**
- **Chillers**

Our Gas Safe registered engineers are qualified to handle:

- **Landlord and Commercial Gas Safety Certificates**
- **Gas Testing and Purging**
- **Commercial Catering Certificates**
- **Appliance Commissioning**
- **Gas Booster Certifications**

Trusted by our clients to keep their buildings safe and comfortable, we're here to ensure your systems perform at their best, no matter the weather.



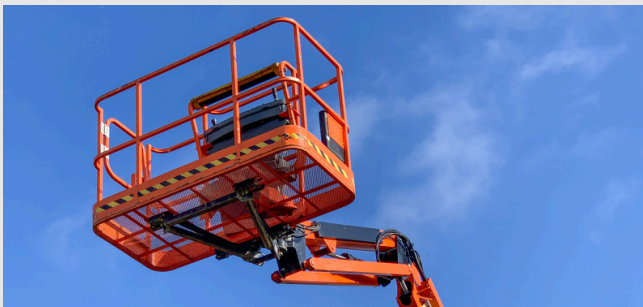


The fm Company



CLEANING SOLUTIONS

High standards and exceptional service you can trust



High Level and Deep Cleaning

We have a specialist team dedicated to high level and deep cleaning (PASMA and IPAF).

We use either powered access equipment or tower scaffold to deliver high level cleaning solutions to your building.



Gutter and Roof Cleaning

Regular gutter maintenance is key to avoiding leaks, damp, mould, and moss growth. We offer a site survey using a telescopic camera to assess your gutters and provide an accurate quote.

While we recommend cleaning every six months, some buildings may need more frequent attention.



Window Cleaning

Our team delivers efficient, safe solutions tailored to your needs, ensuring timely results. We have the expertise for all services from daily retail fronts to full building window cleans- including specialist access or abseiling.

Our **Sky Vac Interceptor**, with a Honda engine and carbon fibre poles, can clear gutters up to 15m from the ground, removing heavy debris quickly. This eliminates the need for expensive cherry pickers or scaffolding, saving time and money. We also offer roof moss removal with specialised telescopic equipment.



Kitchen Extraction Cleaning

Regular cleaning of your Kitchen Grease Extract (KGE) System is crucial for safety and legal compliance. With 70% of commercial kitchen fires caused by poorly maintained systems, neglecting areas like ductwork and fans can be dangerous.

We offer tailored cleaning schedules to suit your business, reducing fire risks and ensuring compliance. Our service meets TR19 standards, and we provide a report with before-and-after photos upon completion.



Carpet Cleaning

Regular professional cleaning helps maintain your carpets, preventing premature wear and costly replacements. We offer deep cleaning, ensuring your carpets stay in pristine condition, giving your organisation the polished look it deserves.

Using top-of-the-line equipment and solutions, we remove dirt from deep within the fibres, leaving carpets clean and fresh in just hours. We also offer hard floor treatments and specialist cleaning services.

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Our commercial jet washing service is perfect for:

- **Footpaths**
- **Fire escape staircases**
- **Walls**
- **Roofs**
- **Skylights**
- **Block Paving**
- **Chewing gum removal**
- **Graffiti removal**

The services listed over these pages are not exhaustive! If you have a cleaning requirement in mind, please don't hesitate to get in touch so we can provide a bespoke quote!





GROUNDS MAINTENANCE

It's the first thing a prospective property investor, client, tenant or employee sees when they visit – the outside of your premises...

From the gate inwards our business ensures that our client sites look fantastic by deploying **experienced and meticulous grounds maintenance teams** to look after all things external.

Our services fall into 4 main categories:

General Grounds Maintenance:

- Long-term planned monthly grounds maintenance programmes
- Retail park maintenance
- One-off site spruce-ups
- Leaf collection
- Hedge trimming
- Moss, weed, and algae treatments
- Japanese Knotweed and Himalayan Balsam treatments



Landscaping & Environmental Services:

- Landscaping projects
- Environmental clean-ups
- Tree surgery
- Stump removal



Waste and Site Management:

- Waste clearances
- Fencing
- Supply and installation of concrete bollards and blocks



Surface and Infrastructure Maintenance:

- Re-surfacing and tarmac works
- Pothole filling
- Line marking



Although the list provides a comprehensive overview, it's by no means exhaustive. Our capabilities are nationwide, and we pride ourselves in offering a grounds maintenance service **personalised to your needs**.

Our 'green-fingered' approach to each project or maintenance partnership has produced inspirational ecological successes, including the installation of fascinating bug houses and wildlife tree houses.

When we hear the words **"would you mind just doing our..."** the answer is **'Yes'**.

ROOFING & GUTTERING

Expert Roofing Solutions for Commercial & Industrial Properties

Leaks in commercial and industrial premises are common, troublesome, and often hard to trace. **We offer a professional range of roofing services** tailored to property developers, landlords, and commercial property management firms across the UK. From city centre offices to industrial units and historic buildings, **we've got you covered!**

Our skilled roofers are experienced with:

- Pitched Roofs: Tile, Slate, Metal/Steel
- Flat Roofs: Built-up Felt, Single Ply, Lead Roofs, Roof Gardens
- Lead Work, Flashings & Chimney Aprons
- Gutters, Fascias, and Cladding
- Re-roofing & Roof Raising
- Emergency Roof Repairs

We use the market's **most innovative** products to deliver repairs that are **efficient, effective, and seamless**. Advanced coating systems like **Acrypol** and **Technopol** are frequently applied to ensure a watertight and long-lasting solution.

Whether it's a minor fix or a full-scale roof overhaul, **trust us to keep your roof in peak condition!**

Safety is our priority!

Our roofers undergo regular training in:

-  • **Working at Heights**
-  • **Ladder & Harness Safety**
IRATA Qualified Operatives
-  • **MEWP Operations**
IPAF Qualified Operatives
-  • **Scaffolding Assessments**
PASMA Qualified Operatives





PAINTING & DECORATING

We make it look great—inside and out!

Our expert teams handle everything from internal freshen-ups, and full redecoration projects, and external painting works including the painting of:

- Railings
- Timber and steel frameworks
- Stair nosings
- Fencing
- Masonry

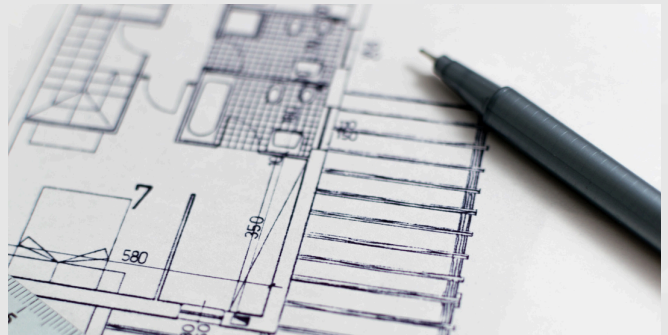
Whether it's a small touch-up or a large project, we ensure a flawless finish every time.



Painting and decorating is just one part of our wider refurbishment service offering. We cover everything from Cat A and Cat B fit-outs to dilapidations and 'white-boxing' for retail units. We manage projects of any size, providing a complete solution—from stripping out the old to installing the new.

We're flexible too...

Whether you need help building specifications from scratch or working with pre-existing plans, we can fit into your project at any stage. Our teams deliver high-standard finishes, on time and on budget, with minimal disruption.



From installing a single partition wall to a full office fit-out, no job is too small. We've done it all—including adding compliance markings on single steps!

Whatever your project needs, we've got it covered.

CAR CHARGING PODS & ENERGY EFFICIENCY

Boost Your Business's Energy Efficiency with Our Solutions

3 Main Perks

- **Long-Term Savings:** Identify and realise savings through energy-efficient upgrades.
- **Quick Cost Amortisation:** Achieve cost recovery within 12 months for many upgrades.
- **Projected Savings:** Benefit from a detailed 36-month savings projection to build a solid business case.

The two key ways we do this are through:

- supply and installation of LED lighting linked to PIR sensors
- supply, installation, and maintenance of electric car charging pods



LED Lighting with PIR Sensors:

- **Reduced Utility Bills:** Only use lighting when needed.
- **Lower Replacement Costs:** Minimise maintenance expenses.
- **Annual Savings:** Calculate payback period and ongoing savings.



Electric Car Charging Pods:

- **Supply & Installation:** Comprehensive service for your charging needs.
- **Government Grants:** Secure OLEV funding to subsidise costs.
- **Future-Proof Investment:** Capitalise on the rise of electric vehicles for long-term rewards.





CONTACT INFORMATION

GET IN TOUCH

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