

Instant Maintenance Services

Building, refurbishment and compliance contractor for the property sector.

Company details

- Registered office: Unit 7 Overton Road, London, SW9 7AP
- Telephone: 020 7501 4043
- Email: bookings@instantmaintenanceservices.com
- Website: www.instantmaintenanceservices.com
- Client rating: 5.0 on Google from 230 reviews
- Operating area: Greater London and the South East

Services

Refurbishment & major works

- Full multi-trade refurbishment
- Kitchen and bathroom refurbishment
- Void turnaround for lettings and social housing
- UPVC and timber window replacement and refurbishment
- Single point of contact on larger projects
- Works alongside surveyors and architects
- Tender submissions prepared in house

Fire safety & compliance

- Fire risk assessments
- Fire door inspections and remedials
- Fire alarm installation
- Fire stopping and passive fire protection
- EICR testing and remedial works
- Full compliance programmes across portfolios

Specialist mechanical & systems

- HIU diagnostics, servicing and repair
- MVHR systems
- TMV diagnostics and repair
- Commercial boiler work
- Residential boiler work
- Communal heating fault finding

Exterior & block works

- Roof repairs
- Drone roof and elevation surveys
- Roof inspection surveys with photographic reporting
- Render, masonry and external timber repairs
- Access and scaffolding coordination
- Major works programmes for freeholders and agents

Painting & decorating

- Full residential property decoration
- Void and quick turnaround repaints at short notice
- Communal hall, stair and landing programmes
- Commercial and fit out decoration, including out of hours
- Spray finishes, wallpapering and specialist coatings
- Exterior block painting and cyclical redecoration

Planned & reactive maintenance

- Plumbing
- Electrical
- Carpentry
- Damp, mould and leak tracing and remedials
- General repairs
- Planned maintenance schedules

Insurance

- £10m public liability
- £10m employer's liability

Insurance certificates and scheme registration details are issued on request and supplied with every tender submission.

Scheme registration and competence

Every trade we deliver is carried out under the relevant industry scheme. Gas work is Gas Safe registered, electrical work is NICEIC or NAPIT registered, fire alarm work is BAFE registered and fire stopping is third party certificated. Registration is verified against the specific works and confirmed in date before anyone attends site, and the certification issued at completion goes straight into your compliance file. Alongside that, Instant Maintenance Services carries full public and employer's liability insurance at £10m.

- Fire stopping and passive fire protection — Delivered under third party certification schemes such as FIRAS and IFC Certification, with certificated installation records issued for each compartment.
- Fire alarm and detection — Design, installation, commissioning and maintenance delivered by BAFE registered contractors, certificated to BS 5839.
- Fire risk assessment — Assessments produced by assessors listed on a recognised national register, such as the IFE Register of Fire Risk Assessors or the FRACS scheme.

- Electrical work and EICR — Testing, remedials and installations delivered by NICEIC or NAPIT registered electricians working to BS 7671, with scheme certification issued on completion.
- Gas and heating — Boiler, HIU and communal heating work delivered by Gas Safe registered engineers holding the relevant domestic or commercial tickets.
- Site conduct and vetting — CSCS carded operatives, DBS checks for anyone attending occupied residential property, and liability insurance evidenced for every specialist we appoint.

Clients

We work for estate agents, housing associations, block managers, property managers, commercial property owners, surveyors and architects. Recent and current clients include Akelius, Winkworth, Garton Jones, Metropolitan and Crown, Martin & Co. References available on request.

Coverage

Central and inner London, South London, North and east London, West London, The South East. Emergency attendance inside the M25 is targeted within four hours; planned works are programmed to agreed dates.