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Polyteck UAE

A photograph of a luxurious shopping mall interior. The floor is made of large, polished marble tiles in various shades of brown, grey, and blue, arranged in a geometric pattern. On the left and right sides, there are glass-fronted storefronts of shops, some displaying mannequins and other items. The lighting is warm and ambient, creating a high-end atmosphere. In the background, a colorful floral decoration hangs from the ceiling.

“The Polyteck Group is a professional and reliable construction and facilities management organisation that adds both strategic value to your company and actual value to your assets. This is achieved through an exceptional service to you and your tenants with meticulous attention to detail, ensuring that your property remains highly desirable”

our vision

Our team is encouraged to take ownership and accountability for the highest levels of customer service, focusing on achieving your goals. We offer our clients:

01.

A personal
service

02.

Solid financial
foundations

03.

A company
with a proven
track record

04.

In-house multi
skilled teams based
in Central London

05.

Innovative
construction
solutions

history

**Since its inception in 2005 the
Polyteck Group has grown
significantly, whilst still maintaining
its core values and can-do approach.**

We are an ambitious and visionary company operating in growing Private and Public market sectors. We have an excellent financial base, strong management and great people.

Polyteck's offices are in the City of London, close to our main areas of trade all with the objective of long term business relationships and commitment to a non adversarial, problem-solving partner approach.

key facts

2005

establishment

£25M

group
turnover

£30M

gdv in
development

£8M

base
maintenance
value

130

vehicles/fleet on
the road

2014 + 2015

renewable energy contractor
of the year

200

employees
in UK

our group

**£25 million
turnover**

**Polyteck
Group**

£8million

Polyteck
Private Sector Works

Hard & Soft FM
Planned Preventative
Maintenance
Reactive maintenance &
repairs
System validation
Condition reports
HVAC Systems

£7 million

Polyteck
Public Sector

Housing
Voids
FRA Works
Electrical Testing
Responsive Repairs (R&M)
Roofing
Glazing

£7 million

Polyteck
Regeneration

Construction
Fit Outs (CAT A&B)
Specialist Projects
Design & Build
Fabric works
Handyman services
External decoration
New Build

£1 million

Polyteck
Sustainability

Renewable energy
Installation
Metering
Inspection and testing
Green Deal Provider
ECO Provider
EPC's
Surveys

£2 million

Polyteck
Building Services
UAE

Planned and reactive
maintenance
MEP Services
Facilities management
Refurbishment
Fit out / specialists projects
Life Safety
Handyman services
Validation

choosing polyteck

01.

Experienced,
motivated and well
trained staff

02.

Versatility to enable
us to carry out all
types of projects
and maintenance
work

03.

We are KPI driven

04.

Dedicated
Management
Teams

05.

We have a proactive
approach and a can
do attitude

06.

Value for Money

07.

Reputation,
we maximise on
delivering as any
success is shared

08.

Quality and product:
We understand the
need of a client and
their customer

09.

Right First Time
Policy

10.

Innovative design
and construction
solutions

Polyteck

BUILDING SOLUTIONS

7481 022

Facilities Management

Polyteck understands how practical facilities management is vital to the success of any organisation. On a business level it contributes to the delivery of strategic and operational objectives. On a day-to-day level, effective facilities management provides a safe and efficient working environment.

Our facilities managers and engineers have extensive knowledge and experience for providing, maintaining and developing a wide range of services all delivered by our own directly employed staff. These range from:

Resident and Mobile Site Engineers

HVAC

Electrical & Lighting

Pest Control

Plumbing & Drainage

Handyman

Carpentry

General Building Works

Social Value

We commit to ensuring that we deliver social value to the communities where we work. We will use the opportunities and resources we provide to bring about additional community, economic and environmental benefits that improve and advance the lives of residents. These are examples of the social value we can bring to a scheme.

Community benefit



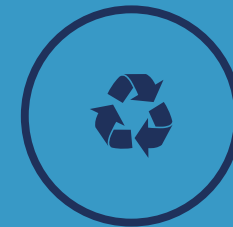
- » Develop community capacity
- » Build community cohesion
- » Support for community activities and initiatives
- » Clear praocesses for community to exercise influence

Economic benefit



- » Increase young people's aspirations
 - » Increase household income
- » Reduce / minimise household expenditure
 - » Increase spending in the local area
- » Increase sustainability of local businesses
 - » Increase local skills
- » Provide local employment opportunities

Environmental benefit



- » Reduce carbon emissions
- » Reduce waste



quality and assurance

Investors in people



Safe contractor



ISO 9001

ISO 14001



Contractors
Health & Safety



SSAIB



Contractor Plus



Gas safe



NICEIC



Member of HVCA



Micro Certification Scheme



Green Deal Awards



KITEMARK



British Approval
Fire Equipment



our
SERVICES

our services

construction works



- » Office fit out solutions
- » External decoration
- » Project supervision
- » Design and Build

building general services



- » Refurbishment
 - » Joinery
- » Handyman and jobbing contracts
 - » FRA Work
- » Social Housing

electrical services



- » Electrical periodic inspection and testing
 - » Electrical installations
- » Portable Appliance Testing (PAT)
- » Annual Electrical Inspections
 - » Thermal imaging surveys
 - » Validation
 - » Lighting systems
 - » Re-lamping
 - » UPS systems
- » Power quality analysis

our services

life safety & ancillary



- » Fire alarms
- » Fire extinguishers
- » Emergency lighting
- » Fire Suppression Systems
- » Leak detection
- » DDA alarms and systems
- » CCTV/access control
- » Validation reports

hvac services



- » Air conditioning systems
- » Boilers and heating systems
 - » Ventilation
 - » Controls
 - » Energy efficiency
 - » Air balancing
 - » Validation reports
- » Plumbing and public health services
 - » Water treatment

additional services

- » Polyteck Management System (PMS)
 - » Validation
 - » Commissioning management
 - » Energy efficiency solutions
- » Asset and critical plant replacement strategies
 - » Technical investigations and reports
- » Accident and incident investigations and reports
- » Health and safety inspections and audits

“We have used Polyteck on several sites across East Anglia since 2009 and more recently in London. Their service has always been professional, timely, proactive and been provided on a value for money pricing structure.”

Director, Lambert Smith Hampton

our
CASE STUDIES

PRIVATE SECTOR

burlington arcade

client	Meyer Bergman
project	Burlington Arcade - 2 phase project
value	£2M
duration	12 weeks + 18 weeks

Polyteck are very proud of its long history with Burlington Arcade. Starting in 2005 when we won the maintenance contract for the grade 2 listed building which 1st opened its doors in 1819.

Seven years later Polyteck were successful in tendering for the 1st phase in a significant restoration of the Arcade and began works as principal contractor in January 2012. Three years following the 1st phase, Polyteck were invited back as principal contractor to oversee the extensive new flooring installation for the 2nd phase of the restoration works and still continue to provide full maintenance services and building works for this prestigious building's owners, agents and tenants.

Planned & Reactive Maintenance Contract 2005 - present

Starting in 2005 Polyteck won the maintenance contract for Burlington Arcade. We were appointed by managing agents METRUS shortly after the acquisition of the Arcade by Meyer Bergman & Thor Equities for £104 million. During this time Polyteck have built close strong relationships with both the tenants and the historic Arcade Beadles.



Phase 1 **Maintenance works include: Refurbishment Works, Decorations & Electrical**

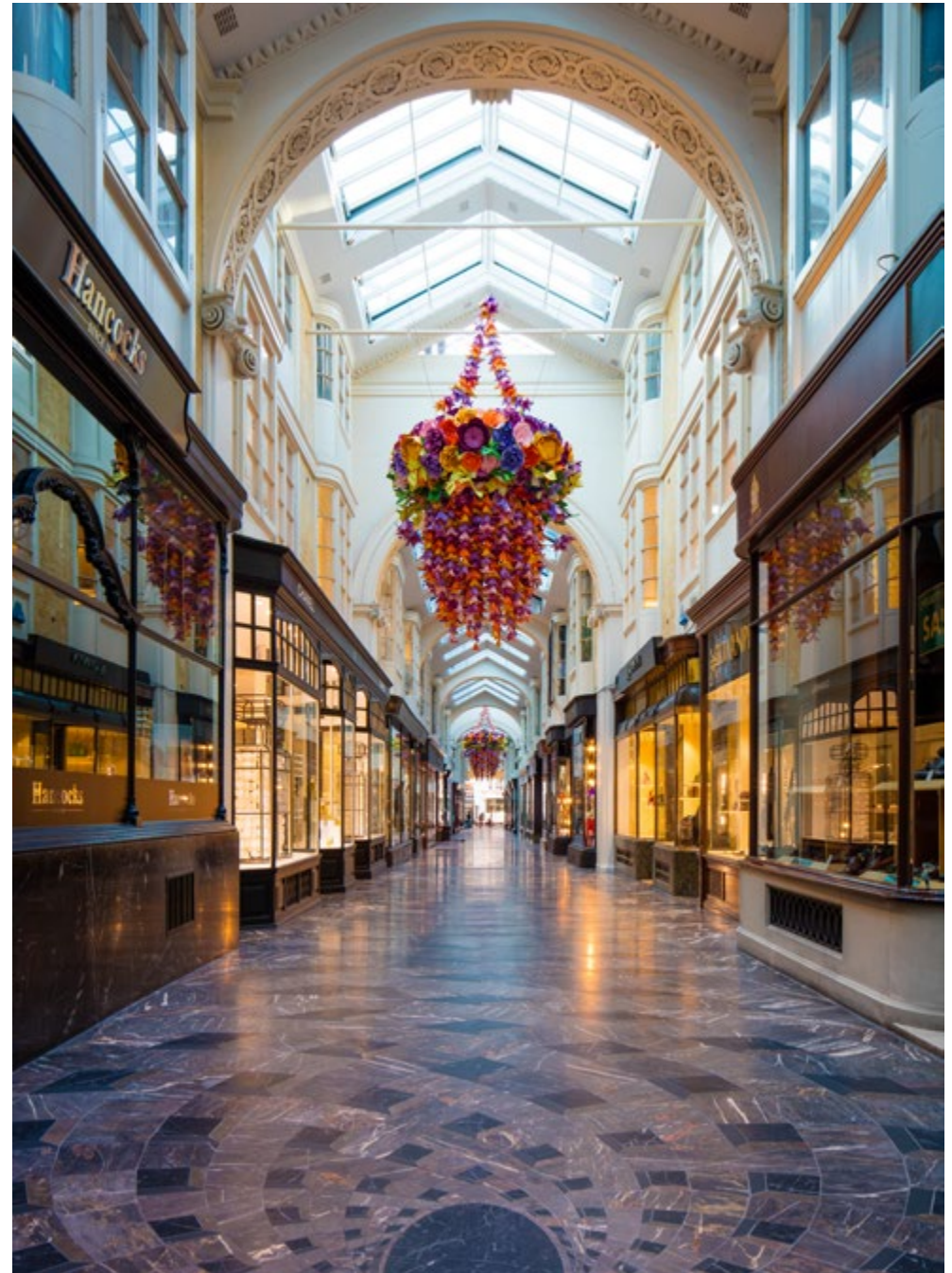
contract value:	£1M
programme:	12 weeks
client:	Meyer Bergman
contract team:	PDS (Purpose Driven Solutions)
architect:	Blair Associates
M&E consultants:	Hurley Palmer Flatt
lighting designer:	Spears & Major

Overview

Working in close partnership with the clients' project management team, architects and various consultants, Polyteck completed the 1st phase of the restoration works to Burlington Arcade in 2012. The overall intent of the scheme was to transform the Arcade back to its origins allowing for an unobscured view down its entire length. Works had to take place during the night, allowing the Arcade to operate as normal during trading hours and without causing any inconvenience to the tenants or visitors.

The works included:

- » Redecoration of the timber windows and bays above the ground floor shop fascias.
- » Restoration of the Burlington Gardens Canopy – including a back illuminated replacement glass soffit.
- » New lighting scheme installation – including removal of the existing pendant lamps.
- » Removal and relocation of visually intrusive lighting installations and components.
- » Careful concealment of cables within the Arcade to blend within the existing timber frames.
- » Cleaning and repairs to brickwork panels above the shop fascias, including specialist colour match tinting.
- » Removal and replacement of the existing Arcade shop directory signs of Piccadilly and Burlington Gardens entrances.



Phase 2 Refurbishment Works – Flooring

contract value:	£1M
programme:	18 weeks
client:	Meyer Bergman
contract team:	PDS (Purpose Driven Solutions)
architect:	Jamie Forbert
flooring contractor:	Tudor Stone
lighting designer:	Spears & Major

Overview

In January 2015 Polyteck were again retained as principal contractors to begin works on phase 2 of the restoration works. This involved the remodelling of the existing entrances and removal of the existing flooring back to the original sub floor in preparation for the new stones to be laid. The floor materials were sourced entirely from British quarries using four stone types - Moorcroft, Ashburton, Mendip and Burlington Slate. The slates were laser cut into 64,000 pieces and dry laid in Italy before being shipped back to London. As with the previous phase all works took place during the late evening / night and the Arcade was returned to fully working order by each morning.

The works included:

- » Removal of existing flooring back to sub-base
- » Temporary floor being laid each night for use by the public the next day
- » Remodelling of both Burlington Gardens & Piccadilly entrances
- » Laying and grouting of the stone flooring
- » Slip testing and anti-trip treatment was carried out
- » Floor cleaning and sealing of the finished flooring.



Added Value

Meyer Bergman & Thor Equities purchased Burlington Arcade in 2010 for £104 million and were achieving a letting income in the region of £550 / sq ft. Following their substantial investment in the restoration works with Polyteck and the Arcades ongoing maintenance works new tenants have been attracted and rents are now closer to £925 / sq ft. which could in turn see Burlington Arcade reach a value of £200 million.

berkeley square

project	Berkeley Square Estate Portfolio, Mayfair
value	£1M
duration	3 year contract
managing agent	GVA

With 12 offices and a headquarters in London GVA are one of the country's largest and most diverse multidisciplinary property consultancies offering an integrated property and advisory service platform.

Polyteck's remit is to supply the skilled qualified personnel for all maintenance activities and manage the planned and reactive maintenance programme to GVA's customer focussed and quality driven standards. Using our direct labour force, we deliver on another multi trade contract.



sports city

We provide complete HVAC planned and reactive maintenance building services solutions to the entire Sports City Estate in Dubai including the cricket stadium and the sports academies.



60 sloane avenue

client

Metrus

We provide complete HVAC planned and reactive maintenance building services solutions to the entire Sloane Avenue which is 200,000 sq. ft. Estate of commercial office space – this is a fully manned site.

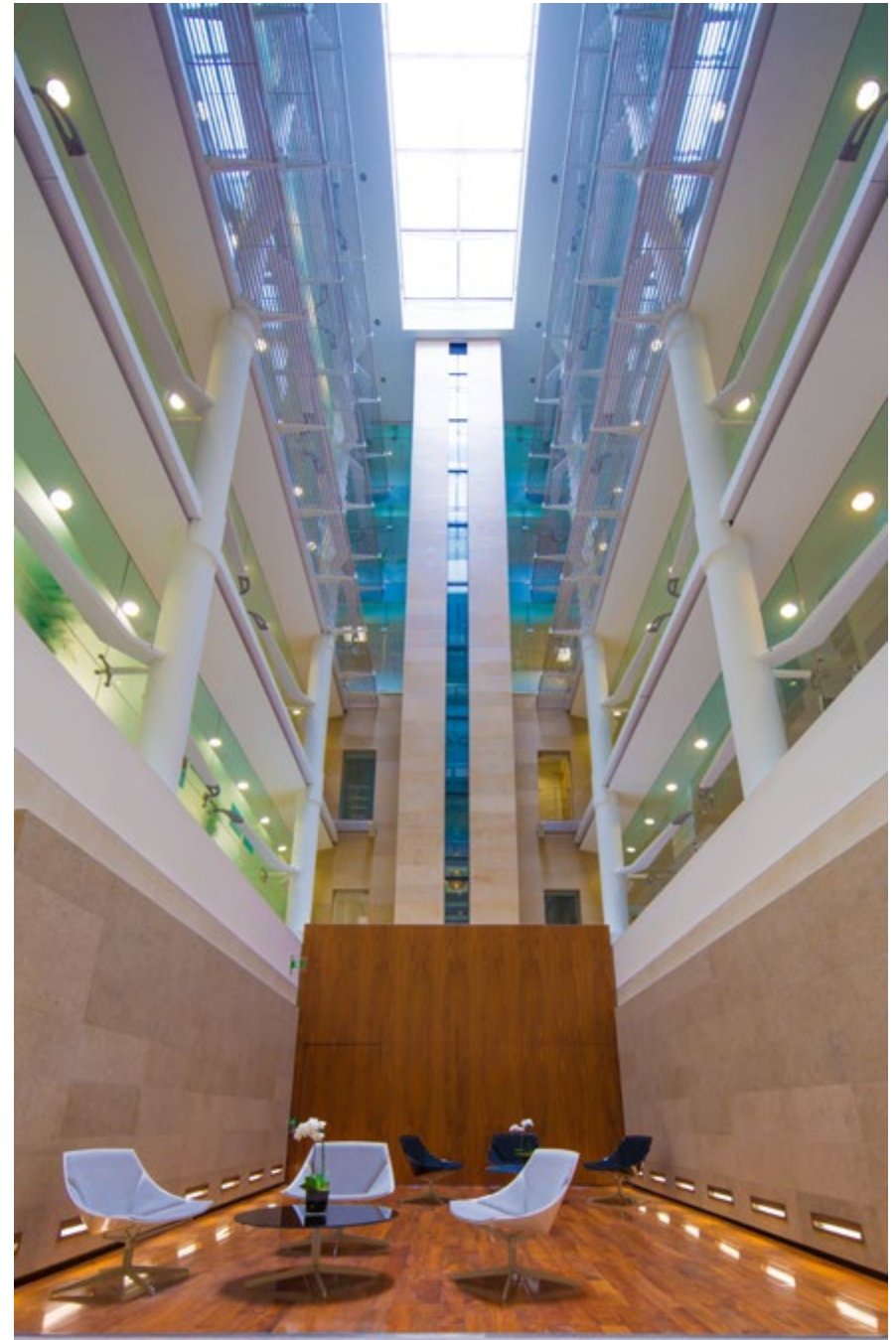


"We have used Polyteck Building Services Ltd now for many years, including not only the electrical and maintenance teams, but the refurbishment/construction arms. I remain impressed by the quality of staff that are employed and their work ethic and attention to detail, despite the continued growth of the company over the past few years, their principal directors are always interested and take an active role in the operations, giving a personal approach and in the event of problems regularly finding solutions where others have failed. I would highly recommend them".

Managing Director, Metrus

queensberry house

We provide a full M&E maintenance service (direct and sub-contracted) to this 75,000 sq. ft. property located between Old Burlington Street and Saville Row. Consisting of multi-let offices, retail and luxury residential units, the property is maintained by a static engineer dedicated to this site 5 days a week.



rhodium

client Rhodium
project Maintenance
value £200k per year

Polyteck were successful in tendering for an ongoing maintenance contract for some of the most exclusive high end residences in Central London.

Working in close collaboration with high net worth clients and their advisors, Polyteck has built up a reputation for quality, reliability and discretion.

Polyteck delivers the highest standards to the most discerning clients where attention to detail and high end finishes are the minimum requirement. We cater for all our clients' needs, whether that be an emergency reactive call out, planned works or bespoke carpentry, design & build and general installations.

We offer a continuity of service by using a select, dedicated, skilled team of directly employed engineers all of whom have been CRB checked and are experienced in working within this environment.

Polyteck work in some of the most prestigious residences throughout central London & Beyond. We understand the need for confidentiality and this is strictly adhered to.



our
CASE STUDIES

PUBLIC SECTOR

family mosaic

client	Family Mosaic
value	£3M per annum
duration	5 years Planned Maintenance Repairs and Maintenance Contract

Description of works:

- » Delivery of electrical testing and remedial works including voids.
- » The contract is for 15,150 properties across 15 London Boroughs.
- » We have detailed a contracts manager, QS, two supervisors, thirteen electrical engineers, twelve mates/labourers and two electrical apprentices.
- » We are processing 40-50 orders per week, prioritising category 1 & 2 tests and remedial works.
- » Voids account for between 7&10% of orders placed.
- » The contract is supported by 2 full time FTE RLO's and a full time administrator. They work within Family Mosaics compliance protocols & ensure evidence is collected correctly should enforcement be needed.
- » We have taken on this contract with little or no previous data and are assisting the client to deliver their statutory obligations and compliance.
- » Cyclist Decoration Repairs
- » External Decor
- » Kitchen and Bathrooms
- » Voids
- » Drainage
- » Roofing



"Efficient, responsive and high standard of works completed. Staff are professional and courteous with all our residents & employees. Contract Managers and Administrators are knowledgeable and accommodating to all of our ever changing needs. It makes my day easier knowing I have a contractor working with me and not just for me".

Director, Family Mosaic

bernard works



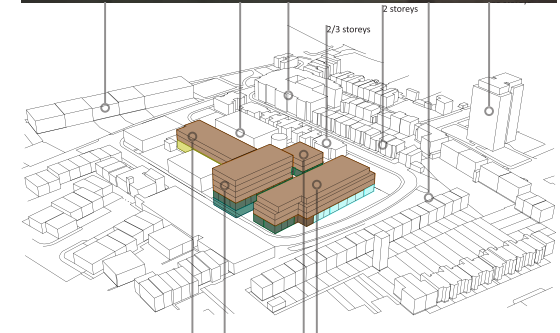
project Bernard Works
Seven Sisters
JV with Haringey Council

value £17M

Polyteck and Empyrean developments have partnered with Haringey Council to develop 150 new dwellings adjacent to Seven Sisters Station close to the new Crossrail link.

Polyteck will redevelop part of the council land to provide live/work units that will encourage young professionals to the area.

The scheme will be split into 2 phases, 80 apartments in phase 1 and a further 70 apartments in phase 2.



islington

client Islington Council
value £1m per annum
duration 1 + 1 Year framework
Responsive Repairs

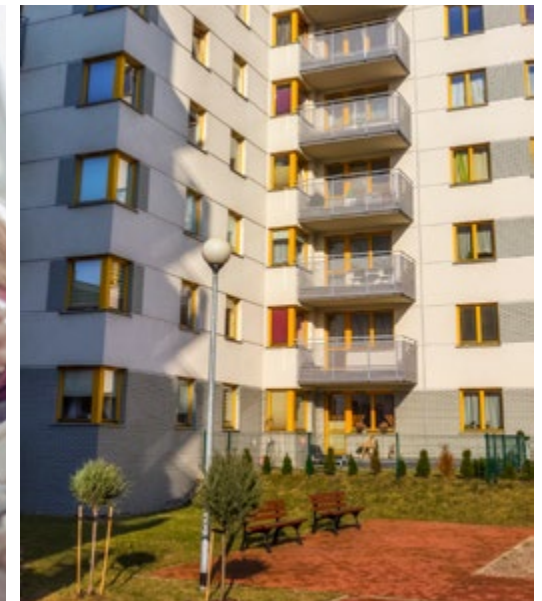
London Borough of Islington serves diverse community with a housing stock comprising of 21,272 rented properties and 7,600 leaseholder/managed organisations.

Polyteck were selected one of three contractors to deliver housing responsive repairs and maintenance services using in-house specialist multi-skilled trade operatives to cover 24-hour emergency and routine repairs. The majority of responsive repairs were carried out inside tenanted properties with other related external repairs included to the building exterior, fabric, communal areas, facilities, estate roads and paths.

Out of hour emergency and urgent repair included:

- » Plumbing, sanitary, drainage and groundwork
- » Concrete and brickwork repairs
- » Fencing and paving repairs and replacements
- » Repairing, maintaining and decorating internal and external communal areas
- » Structural repairs
- » Carpentry repairs/replacements
- » Repairing and installing doors and windows and related components
- » Property overhaul and refurbishment work.

A first class multi-skilled trade housing repair services were delivered to the residents and Council's satisfaction, on time and on budget, supported by Polyteck's Residential Liaison Officer (RLO), Contract Manager, Operation Manager, Quality Supervisor and Senior Management Team.



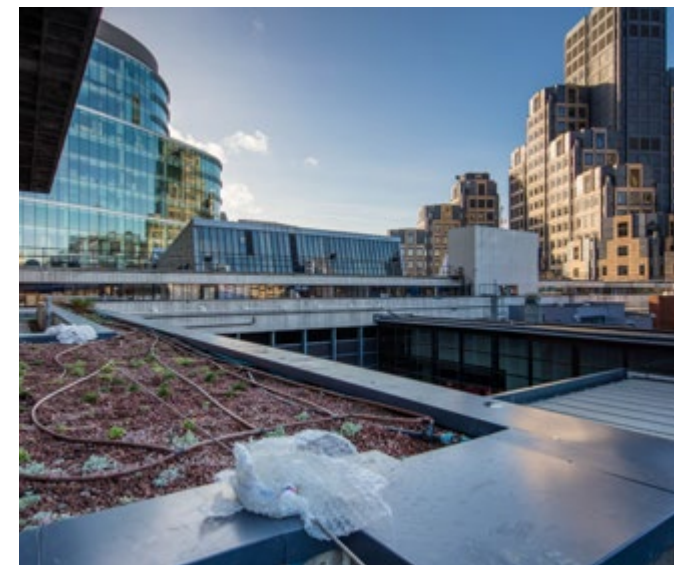
museum of london

project	Museum of London – Essential Works
client	City of London
value	£650,000
duration	16 weeks

Polyteck tendered and won the contract of repairs to the Museum of London with the City of London Corporation. Our strong social housing presence in the market was a key factor in our selection.

Scope of works covered:

- » Decorations to external and internal public/communal areas
- » External building fabric, weatherproofing & curtain walling renovation
- » Associated repairs/replacements including glazing, windows, doors etc.
- » Range of work included pre-paint repairs, mastic sealant, parapet capping, cladding panels, roofing etc. These were carried out using a combination of scaffold and abseiling techniques.



kent county council



project	Kent County Council
client	EON
value	£10M LTS per year
duration	2 year contract + 4 year framework Boiler Replacement Contract

Polyteck currently have a 4 year framework agreement with Kent County Council to deliver HHCRO funding to their current stock of buildings.

The leads we receive from Kent are assisting with delivering the Life Time Savings for EON energy, where we are 6 months into a £10 million Life Time saving delivery profile.

Works involved the following:

- » Generating leads
- » Qualifying leads, proof of benefits
- » Energy savings trust data matching
- » Boiler assessment
- » EPC
- » Uploading to client portals for sign off
- » Installation of Ideal, Vaillant, Worcester Boilers
- » Benchmark commissioning
- » Sign off
- » Customer care (RLO)



our
CASE STUDIES
REGENERATION

sovereign court

client	Empyrean Investments
gdv	£7M
project	£1.5M
duration	40 weeks

Original plans were to convert this into a 30 bedroom studio hotel block, we asset managed the scheme to create a permitted development and part planning approval.

Conversion of a 12,000 sq. ft. office to 15,000 sq. ft. of residential properties comprising 18 luxury flats in Bounds Green.

Works comprise:

- » New mansard roof construction
- » Extension to rear of property
- » Full refurbishment
- » New glazing
- » Basement waterproofing

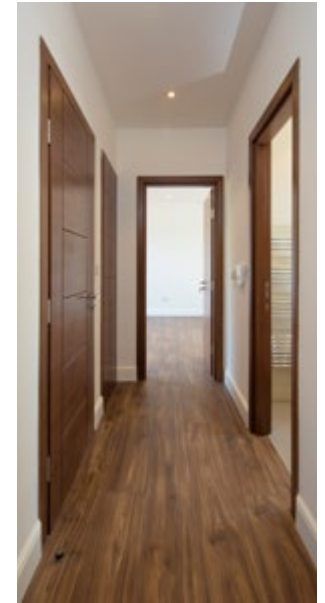


fortess road

project	Fortess Road Kentish Town
duration	7 months
value	£1M

The site was acquired in January 2015 and is located very close to central London in Kentish Town, where our research indicates that the property values will rise to £1500 per sq. ft.

Full refurbishment of 5,000 sq. ft. comprising of 8 flats from the basement to the 4th floor.



charlotte court

client	Gap C Investments
project	Charlotte Court East Barnet
duration	24 months
build cost	£4M

An occupied 35,000 sq. ft. office block was acquired in March 2014, with the view of asset managing the development in phases.

Phase 1

Vacate offices, permitted development for 30 flats, completion April 2016.

Phase 2

Planning applied for a further 4 penthouses on the roof, and relocation of the mobile phone mast.

Phase 3

Redevelop the ground floor for a high street retailer – mini Sainsbury's/mini-market/gym.

Phase 4

New build extension to the rear of the property, garages and a further 8 flats.



▲ After

▼ Internal



◀ Before



centre heights

client Anderson Wilde & Harris
project Centre Heights
Commercial to Residential
conversion with new mansard
construction, 8 apartments and
15 houses
value £5M

£5million design and build contract of this prominent building in Swiss Cottage. The building has been utilised as an office over 5 floors, with additional floors above comprising of long term leaseholder residential properties.

The scheme will create residential apartments throughout the building with a resale value of each apartment starting from £500,000 and upwards.

Phase 1

Convert 35,000 sq. ft. of offices to luxury one bedroom residential apartments. Works comprise of new communal heating systems, lifts, electrical distribution. All finishes are to be carried out to the highest standard using Italian kitchens & bespoke joinery.



Phase 2

On completion of phase 1 the new mansard construction shall be formed comprising new luxury penthouses



Phase 3

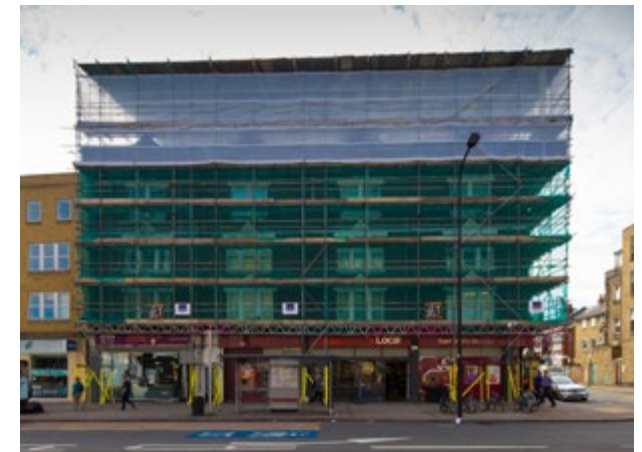
Housing development at the rear of the property.

balham hill

client Anderson Wilde and Harris
project Balham Hill
duration 35 weeks
value £2M

A full design and build package to build 8 flats over the top of an existing structure, which was also a grade 2 listed building. This was to be completed with the tenants in occupation.

The works involved the removal of the existing roof covering and the construction of a new steel frame structure above the existing building. Construction of a new mansard roof and the internal fit out of 8 flats was also included. Completion scheduled for May 2016.



embassy court

project East Barnet
duration 26 weeks
value £2M

Phase 1 - £1.0M Programme - 26 weeks

Polyteck agreed with the freeholder to develop a new mansard construction to the roof of Embassy Court, over the existing 4 floor block, adjacent to Bounds Green Station. The mansard construction will comprise of 4 penthouse apartments, the common parts will be refurbished and a new lift car installed, to serve the new flats. The new mansard has been built over 15 existing flats working with the existing leaseholders.

We had a full time resident Liaison Officer on site ensuring the leaseholders expectations were met and to ensure that there were no communication problems on site.



Phase 2 - £1.0M Programme - 52 weeks

We have entered into a JV with RCP Group and obtained planning to build 3 new homes to the rear of the property, as part of Haringey council's initiative, aimed at the first time buyer

market. This will maximise the housing output and establish a close working relationship with developers / house builders.



our
SUSTAINABILITY

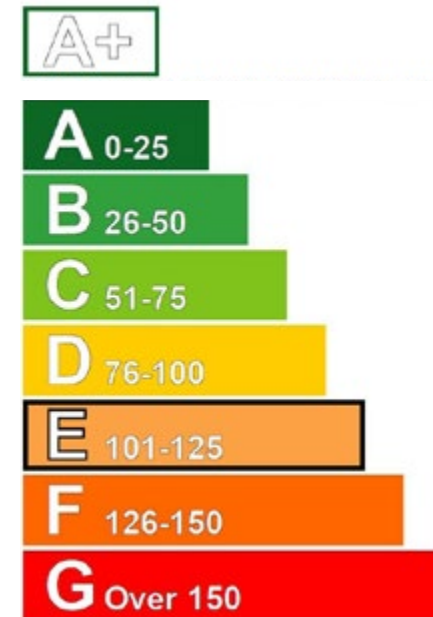
We provide long-term solutions that help to protect the environment and provide real-money savings for our clients (both in the domestic and business sectors).

Polyteck's sustainability and renewable accredited services cover a wide range of areas including:

- » Green Deal
- » EDR – Electricity Demand Reduction
- » Biomass Boilers
- » Solar Thermal
- » Loft Insulation
- » Renewable Heat Incentive
- » Energy Efficient Boilers
- » Cavity & Solid Wall Insulation

Energy Performance Asset Rating

More energy efficient



Less energy efficient

**Polyteck was approached to
assist with reducing the overall
electrical consumption at this
well-known London retail
attraction in Leicester Square.**



We also wanted to achieve the maximum score towards LEED accreditation in sustainable sites whilst reducing the overall energy consumption.



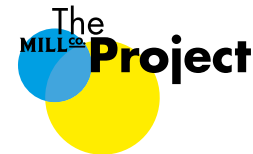
Our solution was to do an initial survey to identify energy reduction options. We identified the conversion of over 230 halogen luminaries and the customised conversion of over 370 HID track luminaries to LED type as the best option.

The result was reduced lighting electrical consumption from 74000kw to 52000kw. This meant a total reduction of 22000kw (30%), which scored the maximum LEED accreditation points.

The original **capital investment of £22,000** would be **recovered in less than one year** in reduced energy costs.

our
CLIENTS

our clients



Polyteck was established in
Dubai & Qatar in 2011, we
specialise in projects and
prime real estate.



Polyteck UAE/Qatar

Polyteck have an organisation in Dubai for clients who value Polyteck's vision in the UK and require our valued services in the UAE. Our experience with engineering systems include:

- » Facilities Management
- » Mechanical, Electrical & Plumbing Systems (MEP)
- » Maintenance
- » Safety, Health, Environment & Quality
- » Building Management System
- » Site Management & Maintenance
- » HVAC and Utilities Management
- » Fabric Maintenance
- » Energy Management



If you have any questions, we would be delighted to answer them, so please feel free to contact us.

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Polyteck Building Services



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