



SEPTEMBER 2024

Residents Services





EDMUND SERVICES

About Us

A team you can rely on, we've been a **family-lead business since 1984**, comprising facility management experts specialising in **luxury residential schemes and commercial developments**.

Our proficiency extends to planned maintenance for various systems, providing comprehensive building engineering and management solutions. With a dedicated project works department, we manage turnkey projects associated with our existing clientele and related assignments. Our commitment includes the management and procurement of appropriately skilled specialist sub-contractors. Supported by a team of specialised engineers trained and accredited to industry standards, we consistently deliver excellence in every aspect of facilities management.

→ Reliable

→ Innovative

→ Trustworthy

→ Personal



INTELLICASA

About Us

We specialise in providing excellent intelligent automation services for smart homes, businesses and hospitality venues. Our team of experts is dedicated to delivering the best home automation services to our discerning clients. Trust us to make your space smarter and more efficient.

Operating within the UK, Europe and Middle East - we've been undertaking projects in prime locations since 2006.

→ Est. 2006

→ Top smart home installers in London

→ 500+ Projects completed

→ London, Paris and Geneva



Services Provided

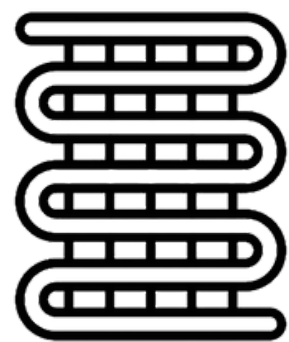
Options to consider within your servicing package





HOW CAN WE HELP YOU?

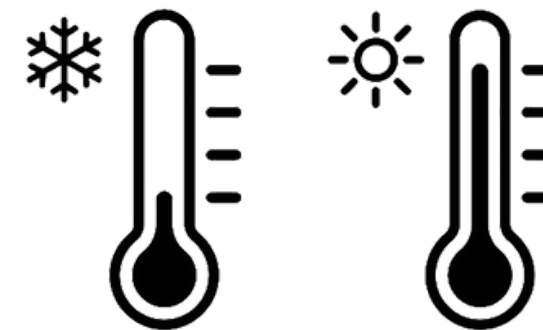
Services



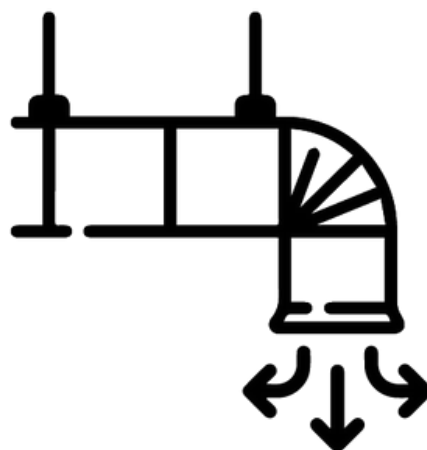
Fan Coil Servicing



Underfloor Heating



HIU



MVHR



BMS



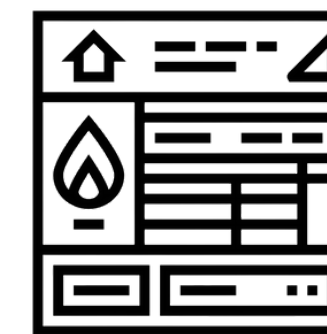
General Lighting



Home Automation &
Audio Visual



Fire Alarm Devices and
Equipment



Gas Fire and
Gas Safety Test



Fan Coil Servicing

- Filter clean
- Operational checks
- Temperature checks
- Condensate drain check and cleaning

Underfloor Heating

- Operational checks of valves and pumps
- Inspection of manifolds

HIU

- Operational checks on DWH and CH
- Strainer cleaning
- PRV inspection and operational checks
- Heat meter details recorded
- LTHW flow and return temperatures recorded





MVHR

- Filter clean
- Drain lines and check for obstruction
- Fan bearings manually checked
- Operational checks of speed and modes

BMS

- Annual inspection of BMS equipment and operational checks to all HVAC equipment inc FCU's, MVHR, HIU, UFH manifolds and controls
- Drivers operational checks
- Software and Strategy checks
- Overall BMS panel inspection

General Lighting

- Operational checks to fixings and cable connections
- Check for arcing or burning and deterioration





Home Automation & Audio Visual

- Operational checks for third party equipment
- Software updates and back up
- Lighting checks
- Visual inspection of lighting controls

Fire Alarm Devices and Equipment

- General checks
- Aspirating smoke detector systems (VESDA)
- Fire Alarm certification

Gas Fire/Gas Safety

- Complies with Gas Safe legislation
- Flue inspections
- Gas tightness test
- Operational checks
- Certify on completion





EDMUND SERVICES

Accreditations and Affiliations



Gas Safe Register



REFCOM Elite



BESA



SafeContractor



NICEIC Approved



9001:2015

ISO 9001:2015



14001:2015

ISO 14001:2015



TREND Systems Integrator



Constructionline



Tridium Niagara 4



INTELLICASA

Accreditations and Affiliations



LUTRON

Lutron



CRESTRON®

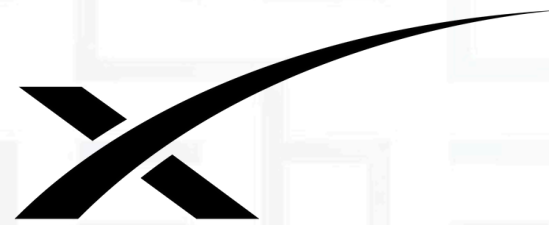
Crestron



Loxone

HIKVISION®

Hikvision



STARLINK

Starlink



Daikin



MITSUBISHI

Mitsubishi

Dallmeier

Constructionline



Step 1:

Contact Resident Team



Step 2:

Survey



Step 3:

Pricing and Proposal



Step 4:

Arrange Attendance



Step 5:

Email Report

Lease Holder Benefits

- Conform with lease requirements
- Optimal efficiency of systems
- Longevity of systems negating the need for life early replacements or overhaul
- Health and Safety
- Comfort and cleanliness within your own home





Step 1:

Contact Resident Team



Step 2:

Survey



Step 3:

Pricing and Proposal



Step 4:

Arrange Attendance



Step 5:

Email Report

Next Steps

- We will carry out FOC survey to allow us to price apartment specifically
- All prices will be subject to apartment size and asset quantity
- After every visit a full report and certification where applicable will be issued via email
- Access to 24/7 helpdesk service including dedicated residence Administrator and Manager
- Deliver results to the highest expectations



Thank you



Edmund Services - 01708 222 221



info@edmundservices.com



Edmund Services Ltd

12 Saxon House, Warley Street, Upminster Essex, RM14 3PJ



Intellicasa - 0207 2052536



enquiries@intellicasa.com



Intellicasa

Floor 5, 1 Ariel Way, London W12 7SL

