Maintenіq

MAINTENIQ LTD · Westminster, London

CAPABILITY STATEMENT

Building services for London’s high-specification residential blocks and commercial buildings

BMS, heat interface units and heat networks, underfloor heating and MVHR, installed, serviced and reported on by our own specialist engineers, with a 24/7 line and a photographed report after every visit.

WHO WE ARE

Mainteniq is a Westminster-based building services and maintenance company. We look after the systems that modern London blocks, build-to-rent buildings and commercial sites depend on, for managing agents, freeholders and residents’ management companies, building managers and owners. Over 15 years of HVAC and building maintenance experience, and more than 1,000 properties served.

One team covers the plant room and every flat: the BMS that controls the building, the HIUs on the heat network, the underfloor heating, MVHR and fan coil units in each home, and the compliance certificates that go with them.

COMPANY
MAINTENIQ LTD

COMPANIES HOUSE
14774362, England and Wales

OFFICE
3 Monck Street, London SW1P 2FA

COVERAGE
All 32 London boroughs and the Home Counties, within 120 miles of Westminster. BMS work also in Manchester, Birmingham, Leeds and Bristol.

DIRECTOR
Petru Diaconu

WHAT WE SPECIALISE IN

Building management systems (BMS)

Installation, programming and commissioning, fault finding, optimisation, maintenance and upgrades. Trend, Siemens, Honeywell, Tridium Niagara, Delta and Titan.

HIUs and heat networks

Service, repair, inspection and replacement of heat interface units flat by flat, plus the plant room, pumps and plate heat exchangers behind them.

Underfloor heating

Repair, servicing, balancing and controls for wet and electric systems, and leak detection that finds the leak before the floor is lifted.

MVHR and ventilation

Filters, heat exchanger, fans and condensate checked, airflow measured and recorded. NICEIC Domestic Ventilation DV-02.

Fan coil units and air conditioning

FCU servicing and refurbishment, split, multi-split and VRF air conditioning, F-Gas leak checks by REFCOM certified engineers.

Planned maintenance and block contracts

One programme for a whole building or portfolio: per-flat reports, a block summary for directors and a 24/7 emergency line.

Compliance certificates

CP12 gas safety inspections by Gas Safe registered engineers, EICR by NICEIC certified electricians, PAT testing and TM44 coordination.

Smart building controls

Smart home and lighting control takeovers in prime apartments and houses, alongside the building’s own controls.

WHO WE WORK FOR

Managing agents · Freeholders, RMC and RTM boards · Build-to-rent operators · Building and facilities managers · Owners of prime apartments and houses

Every visit is completed on site in Maintivo and reported the same day, with photos and readings.

London buildings our engineers have worked in

Thames City
Carnation Way, Nine Elms

Battersea Power Station
Battersea, including Switch House

Embassy Gardens
Nine Elms

The Tower, St George Wharf
Vauxhall

One Park Drive
Canary Wharf

Dollar Bay
Canary Wharf

Merchant Square
Paddington

Abell and Cleland
Westminster

Trevor Square
Knightsbridge

Temple House
London

Named as places our engineers have worked, for individual owners, residents and managing agents. Naming a building does not mean its owner or management company endorses Mainteniq.

How we work in premium buildings

- **Engineers in Mainteniq uniform**
  Every engineer arrives in the branded Mainteniq polo, so residents, concierge and security know who is in the building.
- **Access agreed before day one**
  We agree the access plan with the managing agent or concierge, or send the notices and book the slots ourselves. Flats we cannot reach are logged and rebooked.
- **A photographed report for every visit**
  Completed on site in Maintivo and emailed the same day: before and after photos, readings and what was done, flat by flat.
- **Our own specialist engineers**
  Our own engineers carry out the BMS, HIU, air conditioning and ventilation work. Gas work is by Gas Safe registered engineers and wiring by NICEIC certified electricians.
- **24/7 line, nights and weekends**
  One number for the whole building, day and night. Same-day attendance is our target across London for no heating, no hot water or a leak.
- **A fixed price before work starts**
  Every quote follows a site visit, and any part that has to be ordered is priced before we go any further.
- **One point of contact**
  One person who knows the building, its systems and its history, rather than a call centre and a different trade each time.
- **Block summary for directors**
  Units done, flats with no access, faults by pattern and replacements to plan, on one page for the managing agent or the board.

CREDENTIALS AND ASSURANCE

- **REFCOM F-Gas company certification**
  REF1024168
- **SAV Advanced HIU Service Engineer**
  PERS-30839
- **SafeContractor approved**
  Certificate NZ2372
- **Electrical work**
  NICEIC certified electricians
- **Workmanship**
  Guaranteed, plus manufacturer warranties on parts
- **NICEIC Domestic Ventilation**
  DV-02, 24/DV-2/288/2936
- **Evinox**
  Trained and certified HIU engineers
- **Insurance**
  £2M insured
- **Gas work**
  By Gas Safe registered engineers
- **Emergency line**
  24/7, same-day response target across London

NEXT STEP

We send the full contractor pack on request: this statement, the SafeContractor and insurance certificates, credentials, a sample photographed report and references. Every quote follows a free site visit in London.