



# Maintenance without the surprises for Islington Council

Every year homes need fixtures and fittings upgrading, as well as regular inspections to check for general wear and tear.

During these inspections, Mears' team look at the life expectancy of elements within property and prepare planned scheduled maintenance for what needs to be completed. While responsive repairs are bound to happen, planned and preventative maintenance take place to ensure the lifespan of a house is maintained and less callouts are made.

Planned maintenance involves more than just regular upkeep of homes. It prepares for work to be completed later down the line and reduces the need for responsive repairs. With a planned property maintenance strategy in place, our clients and their customers know what to expect and know when to expect it.



## Managing the Planned Maintenance of Islington Council's Homes

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Mears delivers planned maintenance services in partnership with Islington Council for cyclical repairs, preventative maintenance and improvements in energy efficiency and fire protection works, for a portfolio of homes East of the borough.

Our work in Islington is reflective of the excellence in service delivery, low complaints and effective budget control that Mears has made in delivering repairs and maintenance to approx. 15,000 council homes over the last decade.

### What do we do?

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Mears are one of three contractors appointed to deliver external cyclical decoration and repair and renewal works to roofs, windows, external structures, internal communal areas, kitchen and bathroom renewals, communal electrical work. This includes communal lighting, estate lighting, door entry phone renewal, riser and lateral renewal: mechanical repair and renewal works. This is mainly for ventilation systems but also the renewal of communal water tanks and fire protection works.

This includes:

- ▶ Design, supply and renewal of kitchens
- ▶ Design, supply and renewal of bathrooms

- ▶ Design, supply and renewal or installation of gas fired central heating and upgrading of boilers
- ▶ Design, supply and renewal or installation of electric heating installations
- ▶ Renewal of electrical rewiring to properties
- ▶ Renewal and/or upgrading of pitched and flat roofs
- ▶ Renewal of fascias, cladding and rainwater goods
- ▶ Repointing and other structural works
- ▶ Renewal of windows and/or external and communal doors
- ▶ Works to achieve 'Secure by Design'
- ▶ Upgrading of communal areas, staircase blocks, access lobbies etc.
- ▶ Renewal of fencing
- ▶ Renewal and/or upgrading of roads, paving and other hard surfacing
- ▶ Renewal and/or upgrading of drainage and sewage
- ▶ Cyclical redecoration and pre-decoration repairs
- ▶ Other planned maintenance works and technical inspections
- ▶ Possible small scale new build projects
- ▶ Refurbishment of community centres and Council owned reception centres
- ▶ Mechanical and electrical works



## Bemerton Estate North Caledonian Road

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In June 2010, Mears was appointed as one of two partners to Islington Council to deliver works in the North of the borough.

We worked on properties in densely populated estates and dispersed street properties. Scope of works to around 9,000 properties include:

- ▶ Internal refurbishment, upgrades and energy improvements
- ▶ Roof and window replacements replacement incorporating replacement of soffits, fascia's, gutters and downpipes, main water riser installation

- ▶ Internal and external repairs and redecoration
- ▶ Fire risk assessments and door entry systems
- ▶ Communal ground works and landscaping

These works were to be done to occupied housing including street properties and estates, high and low rise blocks of flats, leaseholds and sheltered housing. It also includes delivering major works to Grade 2 listed buildings and conservation areas.



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**Investing in local communities:  
Mears helps local school save more than  
£10,000 in Islington**

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In 2018, colleagues from Mears came together and weathered the scorching temperatures to help save Theydon Bois Primary School more than £10,000.

Theydon Bois desperately needed a lick of paint, and the school had no budget to cover the costs, Mears decided to help out.

With the help of 10 colleagues who volunteered their time, the team got to work sprucing the Orchard Drive school up.

The re-decoration programme took two full weekends to complete and required a certain amount of cleaning before any paint tins were opened.

*According to Mears Site Manager, who ran the project:*

**“It was quite obvious to see on inspection prior to the job being carried out that it hadn’t been painted or cleaned for many years, so before we could even think of painting, the whole area needed had to be jet washed, cleaned and all the cracks had to be filled up.**

**“Any decent trades person will tell you that the quality of your finish will depend highly on how much effort you put in to your prep”.**

The weather was exceptionally warm which made conditions tough for the painters and Peter made sure his painters took regular drink breaks and even supplied sunscreen which when working outdoors in the heat is essential.

*The school caretaker Steve Bristow said:*

**“The team from Mears Islington were incredible on both weekends. They were organised, committed and after each day the place was left spotless. They were polite and worked as a team to achieve their goal, and we at the school can’t thank them enough.”**

*Branch Manager, Theo Petrou who was heavily involved in the project and said:*

**“The team have done me proud. It’s always a worry when people volunteer for such work. Many of these volunteers lived miles from the village of Theydon Bois, but they all turned up at 8 am and were there till 6pm to complete the job.**

**“It has been fantastic effort to help the local school.”**

