



**S&D**

YOUR TRUSTED PARTNER FOR

**Expert Facilities  
Management  
Services**



**S&D**

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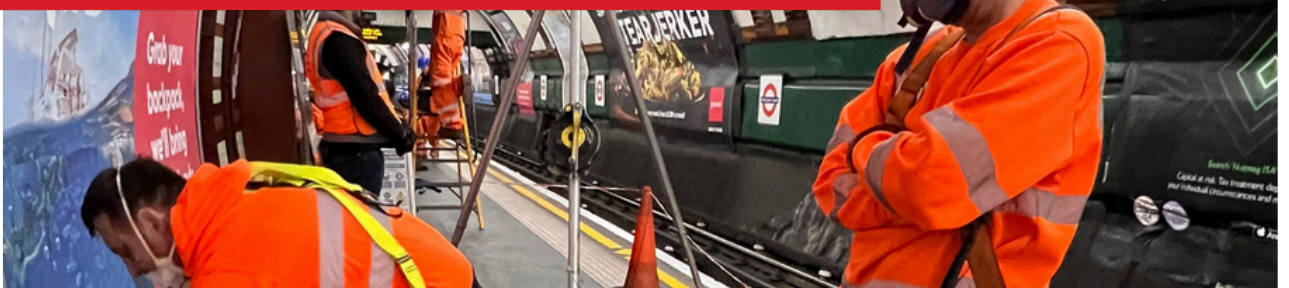
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## Who we are.

S&D Facilities Ltd is a family-founded business providing professional facilities management services across mainland UK.

Over the years, we have grown from a small, hands-on operation into a trusted partner for award-winning residential property and asset management companies, as well as a wide range of commercial clients.

## Our Mission.

To provide reliable, tailored facilities management services with professionalism and care – enabling our clients to operate smoothly, safely, and with confidence.

## Our Expertise

Our team is highly skilled and experienced in every aspect of facilities management, from planned maintenance to responsive support.

By expanding our portfolio of services, we deliver bespoke solutions that adapt to the specific needs of each client, ensuring expectations are not only met but consistently exceeded.

# Carpet cleaning & hard floor cleaning

Our expertise goes beyond carpets – we also specialise in restoring, sealing, cleaning, and polishing all types of hard floors and lino. By removing built-up dirt and grime, we help maintain a clean, professional appearance in high-footfall areas.



We provide deep cleaning for staircases, stairwells, and confined spaces such as emergency exits and basements.

For large-scale projects, we utilise industrial ride-on floor scrubbers, enabling us to clean extensive areas including indoor car parks and bin storage facilities efficiently and to the highest standard.

# Pressure Washing & Soft Washing

Our specialist pressure washing and soft washing services are designed to clean and restore all types of external surfaces for residential and commercial premises.



From render soft washing and graffiti removal to large-scale courtyard and car park cleaning, we handle projects of every size with efficiency and care.

Using the latest jet washing equipment, we effectively remove moss, algae, lichen, sludge, and stubborn stains from patios, walkways, bin stores, bike shelters, carport roofs, and other outdoor areas.

Beyond enhancing appearance, our cleaning also improves hygiene and safety — especially in high-traffic public spaces where regular maintenance helps prevent slips, trips, and falls.



# Graffiti Removal

We provide specialist graffiti removal services using effective steam cleaning techniques combined with the correct surface-safe chemicals. This ensures we can completely remove unwanted graffiti while protecting delicate surfaces from damage.



Our team is equipped to handle everything from small-scale markings to large, heavily affected areas, restoring walls, render, and other surfaces to their original appearance quickly and efficiently.

# Waste Management Services

We understand that controlling waste build-up can be a major challenge for property management companies of all sizes. As a fully licensed waste carrier, S&D Facilities currently recycles between 10–15 tonnes of waste every week — ensuring materials are properly sorted and diverted away from landfill.



Our team manages all types of waste issues, from fly-tipping in communal areas and overflowing bin stores to missed collections and restricted-access sites.

By working ahead of council refuse collectors, we clear and prepare bin areas so scheduled collections can be carried out smoothly and without disruption.



We are also equipped to safely remove contaminated household waste, hazardous materials, and pressurised containers such as gas bottles and fire extinguishers. Our staff are fully trained, wearing the correct PPE at all times, and are experienced in handling sharps and biohazard items.

All waste is disposed of in full compliance with UK regulations at licensed recycling centres.

# Bin Cleaning & Disinfecting

We provide a complete cleaning and disinfecting service for all types of bins, from small wheelie bins to large 1100L Biffa containers. Our service also includes deep-clean jet washing and disinfecting of bin storage areas, removing spillages and contamination to maintain hygiene, prevent odours, and reduce the risk of rodent infestation.



Using a fully contained bin-cleaning trailer, we ensure no mess is left behind. The system features a hydraulic lift to handle bins of all sizes and a high-pressure washer to clean both the interior and exterior thoroughly.

Wastewater is captured, filtered, and recycled through a multi-stage filtration system, delivering the highest standards of cleaning in an environmentally responsible way.

# Gutter Cleaning & Maintenance

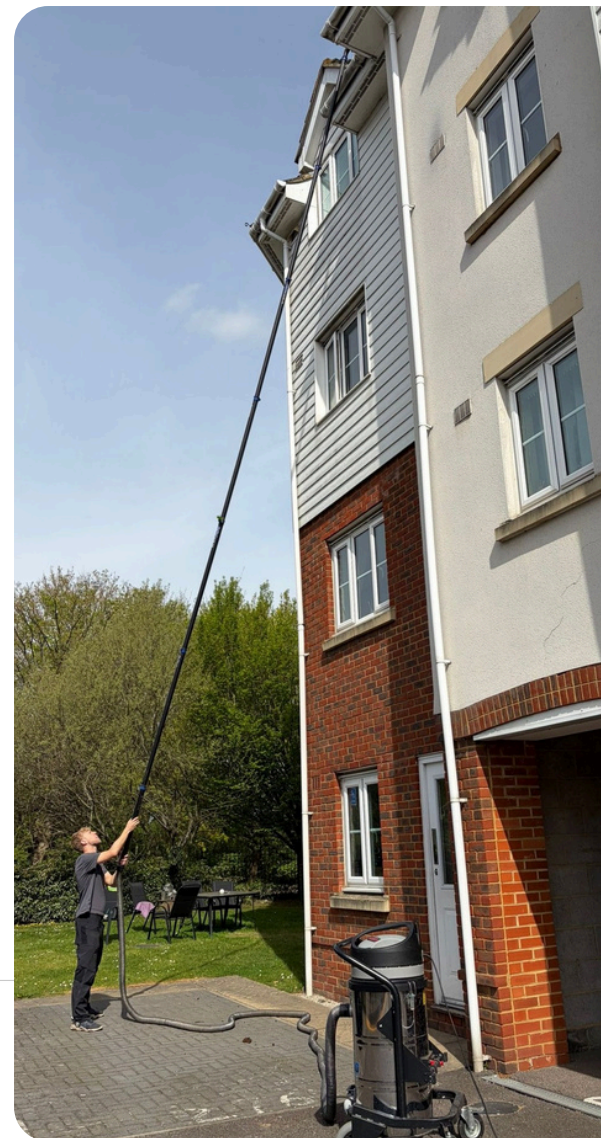
Effective roof drainage is essential to prevent water ingress, leaks, and damage to walls and internal voids.

We provide full gutter cleaning services, reaching up to four storeys (around 45ft) with specialist SkyVac vacuum systems – allowing us to clear gutters, gullies, and downpipes safely from ground level.



For more complex or hard-to-reach areas, our fully trained team is IPAF and PASMA certified, enabling us to use mobile towers and cherry pickers to access any height.

From removing moss, leaves, and broken tiles to unblocking downpipes, we ensure roof drainage systems remain clear and functional. Where required, we can also provide full gutter replacement services.



# Gutter & Roof Surveying and Inspections

At S&D Facilities, we carry out a wide range of surveying and inspection work to identify and diagnose issues at height, including gutters, gullies, downpipes, flat roofs, and skylights.



For projects that require direct access, our team is fully trained in the safe use of powered access equipment, including mobile towers and cherry pickers.

This allows us to complete high-level inspections and maintenance efficiently, safely, and with minimal disruption to site operations.

# Drone Surveying

Our drone surveying service provides a safe, efficient, and cost-effective way to inspect high-level or hard-to-reach areas without the need for scaffolding or intrusive access methods. Using the latest drone technology, we capture detailed aerial imagery and video to identify issues quickly and accurately.



Drone surveys are ideal for inspecting roofs, gutters, skylights, flat surfaces, and façades across large residential blocks, commercial premises, and industrial sites.

By reducing the need for powered access equipment, drones minimise disruption, lower costs, and deliver clear data that supports timely decision-making and maintenance planning.



# Window Cleaning

We provide professional window cleaning services using the latest water-fed pole technology. Our reach-and-wash system allows windows to be cleaned safely from ground level, reaching the equivalent of up to five floors. Soft-bristled brushes scrub dirt from glass, frames, and sills, while jets of 100% purified water rinse away debris for a spotless, streak-free finish.



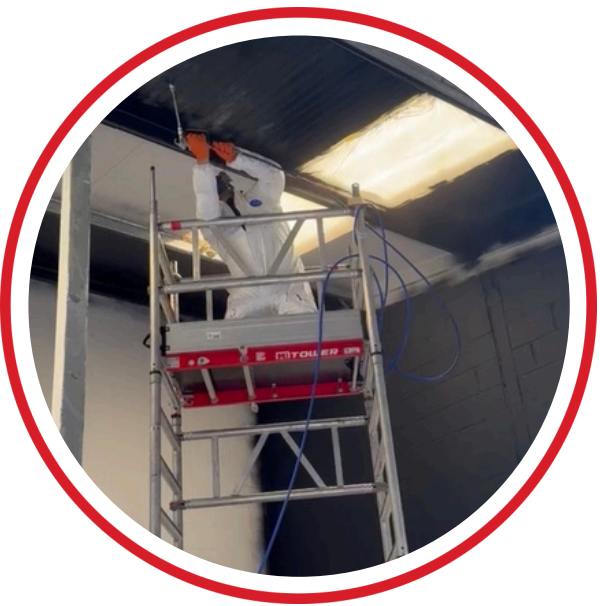
This method is not only safe and effective but also environmentally friendly, as it eliminates the need for harsh chemicals and leaves surfaces gleaming using pure, filtered water alone.



# Painting & Redecoration

Our skilled team of painters and decorators carry out a wide range of interior and exterior works, from small residential blocks to large multi-storey buildings and commercial sites.

We are experienced in high-level painting projects and fully equipped to work safely at height using powered access equipment.



For interiors, we provide a professional service tailored to managed properties and one-off projects alike.

This includes painting doors, walls, fixtures, and fittings, as well as redecoration works and touch-ups as part of ongoing maintenance.

Externally, we undertake painting and protective treatments for entrance doors, façades, porches, fencing, bin and bike storage areas, compounds, and large warehouse roofs.

We also apply specialist coatings to fence panels, stone, and concrete walls, extending durability and ensuring they withstand harsh outdoor conditions.



# Maintenance



High-traffic buildings and communal areas inevitably require ongoing upkeep to ensure they remain safe, secure, and presentable.

At S&D Facilities, we provide both planned and reactive maintenance services for all types of properties, from small residential blocks to large multi-storey developments.

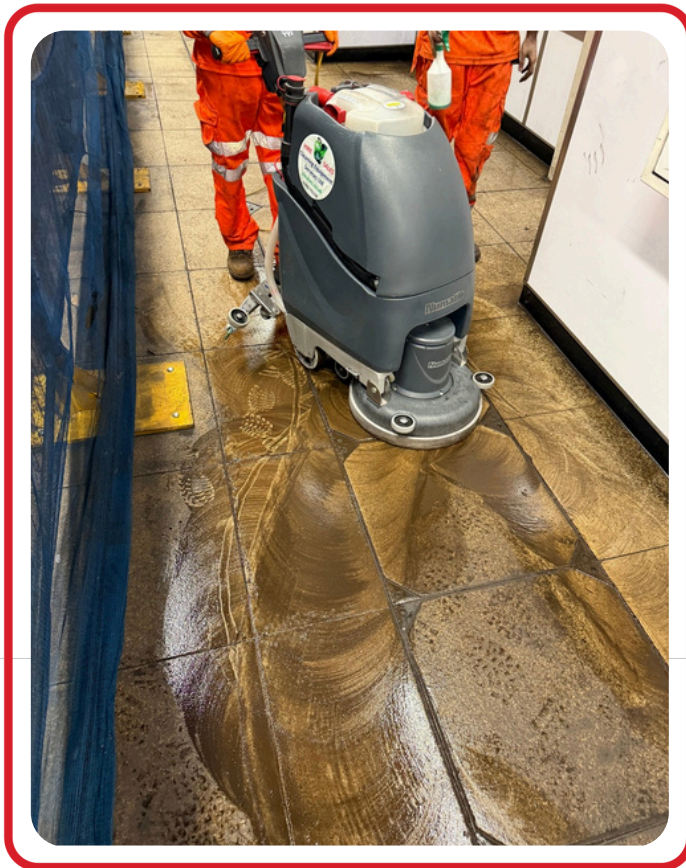


Our maintenance programmes improve the living environment for residents while enhancing safety and reducing risk across site facilities.

Services include door and lock repairs, joinery and carpentry, brickwork and masonry repairs, electrical works and lighting maintenance, plumbing and leak repairs, decorating and plastering, bin and bike store upkeep, and general building fabric repairs.

# Contract Cleaning

As part of our facilities service packages, S&D Facilities Ltd provides regular contract cleaning for residential estates, apartment complexes, and large developments. Our goal is to ensure all sites remain clean, safe, and well maintained for residents and visitors alike.



Our cleaning teams are highly skilled and adaptable, able to manage a wide range of requirements – from communal areas and corridors to stairwells, bin stores, and external walkways.

We offer flexible schedules, with weekly, monthly, or tailored cleaning programmes designed to meet each client's specific needs.



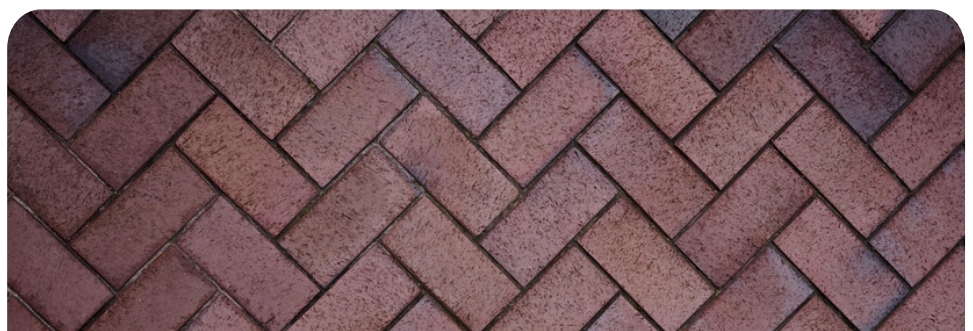
# Paving, Wall & Groundwork Repairs

We provide professional repairs and maintenance for external paving, walls, and groundworks to keep sites safe, secure, and visually presentable.

From repairing cracked paving slabs and reinstating blockwork to restoring damaged walls and pathways, our team ensures all surfaces remain safe for residents and visitors.



We also undertake groundwork repairs to address uneven surfaces, trip hazards, and site wear caused by high footfall or vehicle access. Whether it's a small localised repair or larger-scale remedial works, we deliver durable, cost-effective solutions that maintain both safety and appearance.



# Fencing Installation



We provide a full range of fencing installation services, from standard boundary fencing to high-security perimeter solutions.

Our team is experienced in delivering works for residential estates, commercial sites, and utility clients, ensuring each installation is completed to the highest standards of safety and durability.

Services include the installation of timber and metal fencing, bin and bike store enclosures, and compound perimeters, as well as specialist high-security fencing for sensitive sites.

All projects are carried out with precision and efficiency, ensuring robust protection and a professional finish.



# Rail Sector



We provide specialist facilities management and maintenance services across the UK rail environment, delivering compliant, safety-critical solutions within live rail corridors, depots, stations, and associated infrastructure.

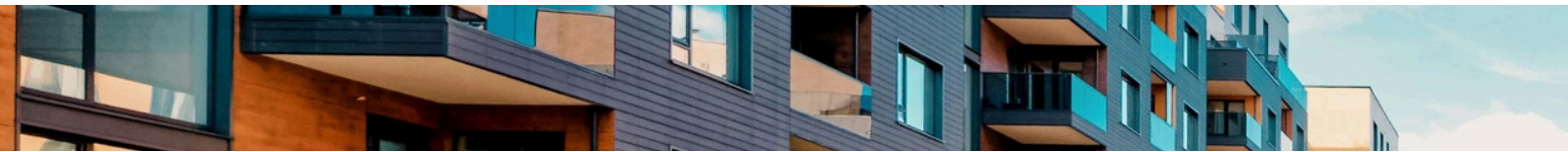
Our teams operate in accordance with stringent rail standards and access requirements, ensuring continuity of service and minimal operational disruption.

Our scope includes planned and reactive maintenance, specialist painting and protective coatings, graffiti removal, hazardous and non-hazardous waste management, drainage and invert works, and the maintenance of communications and electrical infrastructure.

We also deliver surface preparation, corrosion control, and anti-graffiti systems designed for demanding rail environments.

Working to industry best practice and client-specific standards, we support principal contractors, asset owners, and organisations such as Transport for London with consistent, controlled, and safety-led service delivery.





**Residential & Property Management:** estates, apartment blocks, housing developments



**Commercial & Hospitality:** offices, retail parks, hotels (including La Maniox Hotels)



**Rail & Infrastructure:** underground and overground networks, containment and structured cabling systems



**Utilities:** Thames Water sites, tree maintenance, and high-security fencing works



**Industrial & Warehousing:** compounds, large-scale sites, high-level maintenance and roof works

S&D Facilities has a proven track record across multiple industries, built on our technical background in **network infrastructure** — including containment and cabling projects within underground and rail networks.

This expertise extends to advanced security systems, where we are proud to be a **trusted supplier of CCTV and access control equipment for La Maniox Hotels**. We also deliver specialist works for **Thames Water sites**, including tree maintenance and high-security fencing installations.

