



# STONE

TECHNICAL SERVICES LTD

*Your Protection - Our Priority*

**Dave Stone, MD of Stone Technical Services, explains the importance of regular high-level maintenance checks for public sector buildings and how to choose a good contractor.**

[www.stoneservicesuk.com](http://www.stoneservicesuk.com)

High level maintenance is a specialist area, specifically because of the many dangers associated with working at height. It covers a vast work remit - everything from surveys and gutter cleaning to concrete repairs and historic restoration.

Working at height can be difficult, when working on buildings being used by the public people must be able to go about their daily business with minimum disruption.

Whether it is social housing, council offices, hospitals, bridges, museums, historic buildings, shopping centres or car parks, all of these structures need regular maintenance repairs and checks. Choosing the right contractor and planning ahead can save an organisation money in the long-run enabling better budgeting.

Our business works regularly with a variety of public sector organisations throughout the UK. We offer efficient budget planning solutions and schedules to carry out high level maintenance, restoration, surveys and lightning protection, as well as restoration and masonry refurbishment projects on churches, museums, clock towers, castles, spires and historic buildings.

Recent projects have included contracts with local authorities such as Leeds City Council, Durham County Council, Newcastle City Council, Calderdale Council, The NHS, English Heritage and the National Trust.

# High-Level Maintenance

## Project Types

No two buildings or projects are the same. Each has individual characteristics, flaws and vulnerable areas that need tailored solutions. Our work takes us from restoring 500 year old cathedrals to inspecting 50 metre high stainless steel chimneys.

## High Structure Surveys

High Structure Surveys are becoming increasingly popular and important to maintenance schedules. More organisations than ever are now implementing building condition surveys to allow them to plan annual budgets and reduce repair bills. Surveys can cover a range of areas: roofs, external stonework, masonry, general high level, spires and towers. But all do the same job, they determine the condition and allow for long-term financial planning depending on whether repair, restoration or replacement works are needed.

## High-Level Restoration Works

Including carpentry, painting, gilding, general repairs and seasonal shut-down works.

## General High-Level Maintenance

Including gutter cleaning, vegetation control, weather damage repairs etc. often made all the more complex when working at height.



## Bird and Metal Theft Deterrent Systems

Birds cause a range of problems for high-rise buildings. Installing a discreet deterrent system can prevent damage without harming birds. Metal thefts are on the rise but, with an effective anti-metal theft installation, your building is less vulnerable potentially saving thousands of pounds.



## Lightning Protection

High-level structures are susceptible to weather damage and lightning strikes. These can be costly to repair, but without the correct protection, a building can pose a threat to the public. Business operations, especially computer systems are vulnerable and this can potentially invalidate insurance policies. Choose a contractor that can design a bespoke, discreet system sensitive to your building's needs.



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*Repair Restore Renovate*

## Industry Regulation

Look for accreditation by, and membership of The Federation of Master Builders, the UK's leading building trade association. Chas, the Contractors' Health and Safety Assessment Scheme, which ensures the highest levels of health and safety in industry. SAFEcontractor, the organisation which promotes the highest levels of compliance and competence for contractors and clients. ATLAS, the Association of Technical Lightning and Access Specialists, which sets specific trading standards for the sector. CSCS, the Construction Skills Certification Scheme, which was established to improve standards in the construction industry.

## Safety Systems

Look for services such as rope access and fall arrest, and manufacturers such as Sperian, Soll and Sal Capital Safety.

## Full Service

Delivered on time and within budget with minimum disruption to the day-to-day running of the building is essential. After a survey, check that the contractor can carry out the repairs without delay. Are the methods of repair they propose traditional so as not to damage any structures of historical importance?

## Case Studies

We work with NHS Trusts, English Heritage, The National Trust, British Waterways, Local Authorities and Network Rail to carry out a range of maintenance, safety and conservation projects and surveys. Recent examples of work include:

### British Waterways

Lune Aqueduct in Lancaster - historic masonry and brickwork restoration, vegetation removal.

# Choosing a contractor

## Do you know what you should look for?



### The Royal Courts of Justice

London - high-level maintenance, gutter repairs, restoration of steel and gold leafing, masonry repairs and restoration of the internal high-level gantry.



### Leeds City Council

Merrion House - Inspection and concrete repair project of this city centre office. Including the removal of all loose material and the identification and recording of the condition of all parts of the external fabric.

### NHS



University Hospital of North Tees - repairing and improving external walls.

### Calderdale Council



Piece Hall, Halifax - full inspection survey for the restoration of the historic building.

### English Heritage

Chiswick House, restoration of boundary walls.



### National Trust

Detailed inspection survey of the historic Gibside Monument near Gateshead followed by maintenance and lightning protection installation.

