

WELCOME TO FACILITATE SPACES

Commercial fitout and
refurbishment specialists


FACILITATE SPACES





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Our company mantra is
*'large enough to deliver,
small enough to care'*

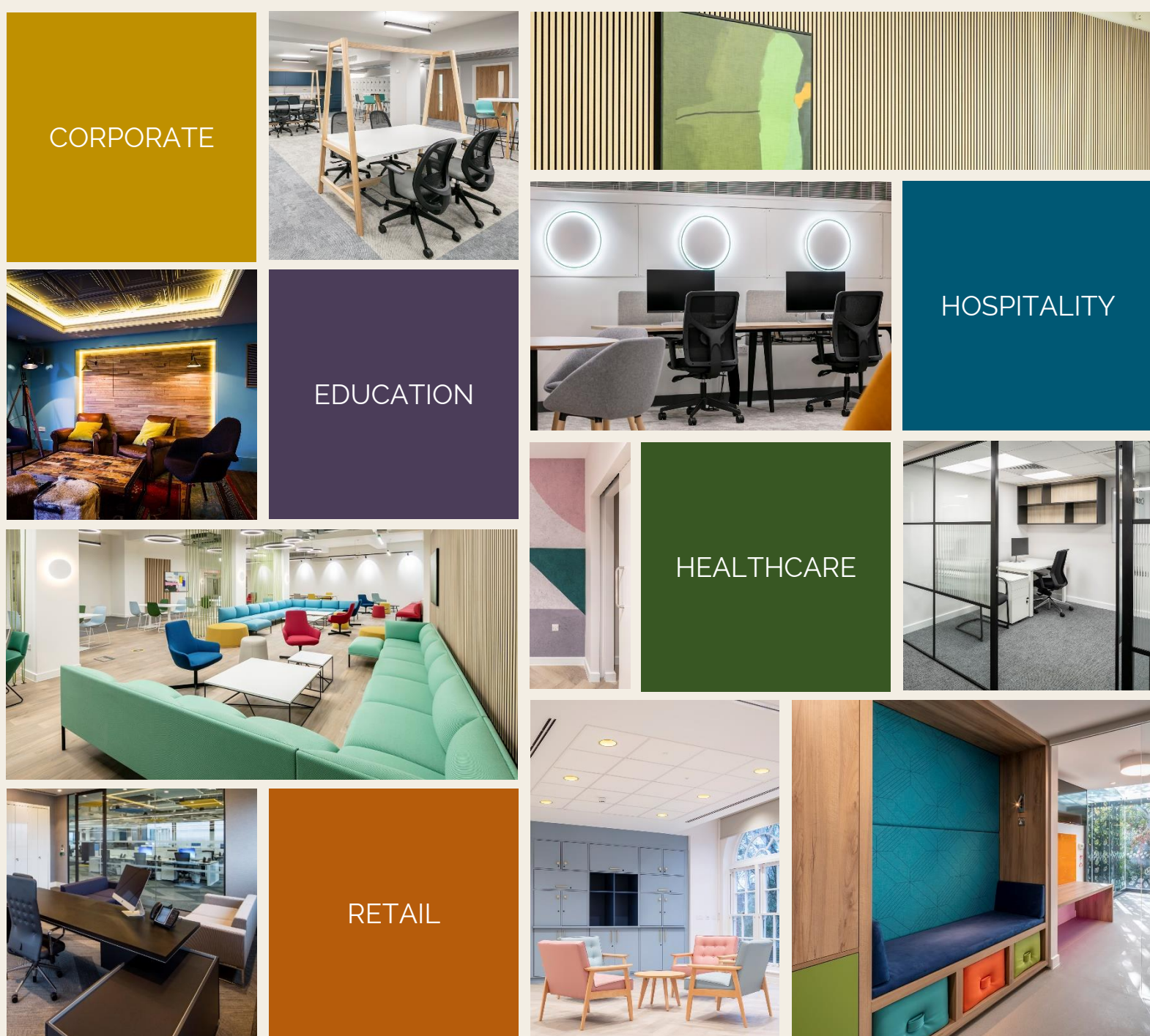
And our mission is simple:
*To be our customers'
first choice.*

FACILITATE SPACES

WHO WE ARE

- Facilitate Spaces is a commercial fit-out, refurbishment and maintenance specialist providing both design & build procurement and standalone main contractor services across London & the South-East region primarily.
- We can provide full turnkey project delivery across a multitude of sectors, from private & national healthcare to higher education institutions, corporate offices to leading sporting arenas.
- We have our own in-house Interior and MEP designers and directly employ all our on-site electrical operatives.
- Our aim is to reduce client liability and speed up programme deliverables.
- Our board of directors & main shareholders have an established working relationship of 25 + years.

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DESIGN



FIRE



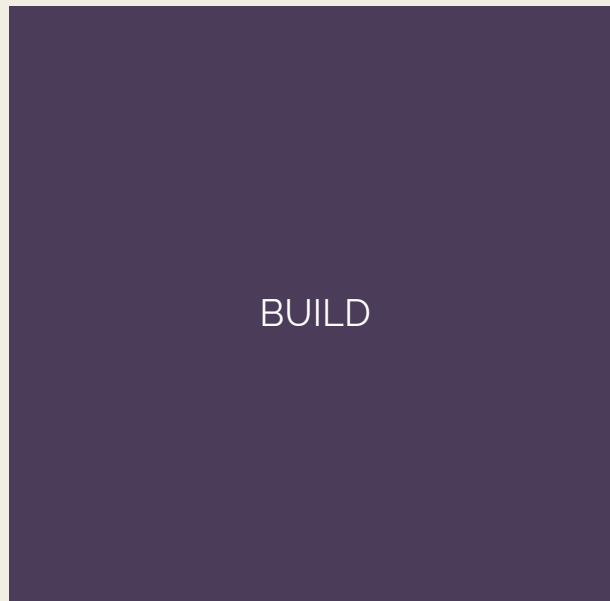
OUR SERVICES

- Our brand and delivery strategy is derived from five main service pillars creating a successful project structure across **Design**, **Build**, **Manage**, **MEP** & **Fire** disciplines.
- As well as full turnkey solutions, we provide traditional standalone services across each of our service pillars.
- From design consultation through to build delivery, spanning all category fitouts from shell & core to CAT B, temporary works & groundworks. Fire stopping and fire door installations through to responsive and planned day-to-day maintenance operations.
- All inclusive of health, safety and management support services; tailored to each projects' and or clients' individual needs.

MANAGE



BUILD

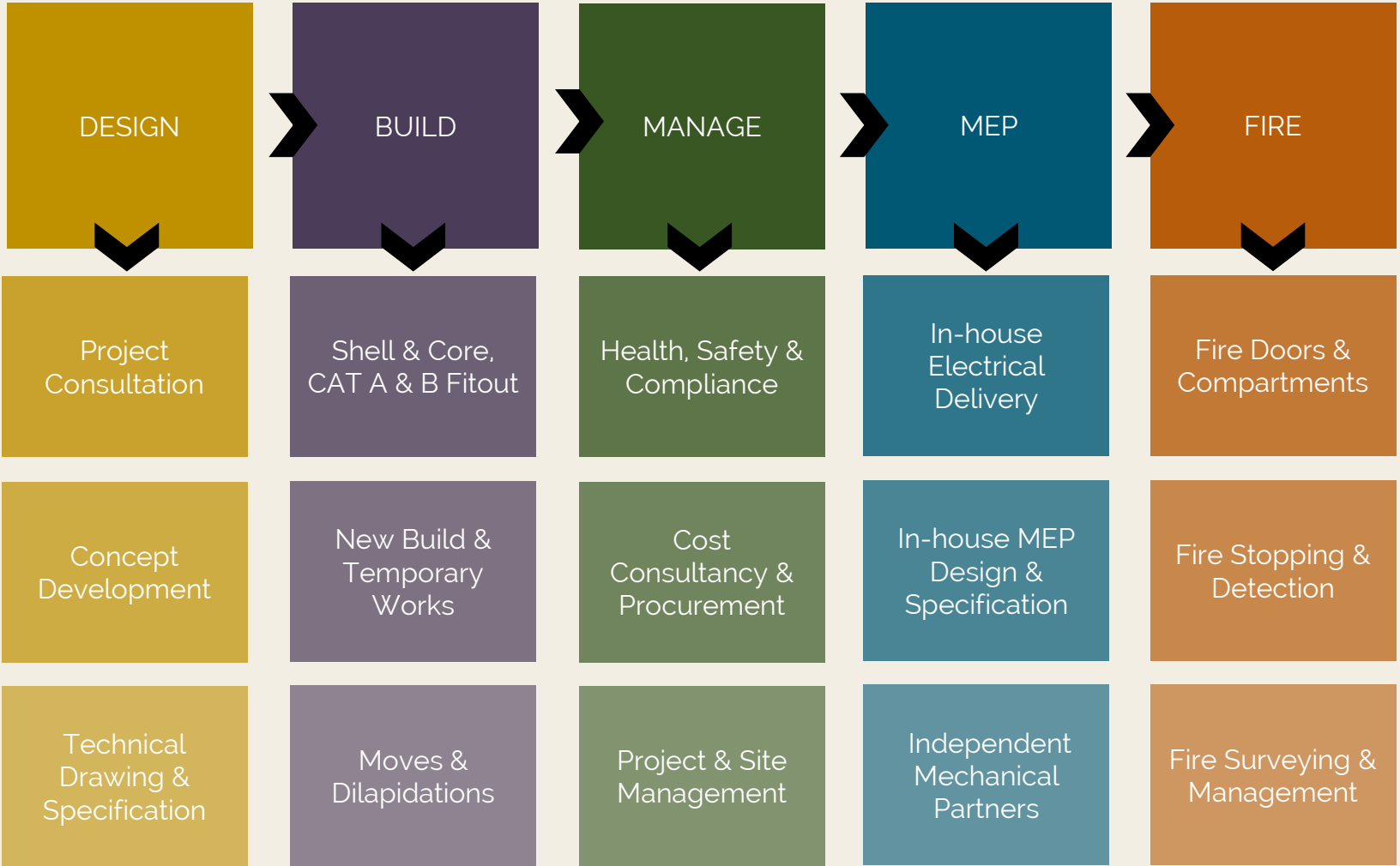


MEP

80%
repeat
client

50%
design
& build

45%
build &
manage



OUR SERVICES

- Certifications are industry benchmarks not differentiators, they provide an important reference in assuring safety, quality, compliance and sustainable duties across service providers.
- Facilitate Spaces are fully ISO compliant and accredited members of a number of industry bodies such as Safe Contractor, Construction Line (gold) and NICEIC Approved Contractor. See below for full list.



DESIGN SERVICES



- Property Review
- Feasibility Study
- Workplace Consultation
- Assist Audit & Analysis
- Storage Audit & Analysis
- Space Planning
- Concept Design
- Visualisations
- Sample Boards
- Technical Specification
- Finishes Specification
- Furniture Specification
- Move Management
- Compliance & Regulation Review
- Building Control Engagement
- Planning Applications
- Technical Drawing packages* **
- Discipline Coordination

*LTA (Licence to Alter), Tender, Construction

**AutoCAD and BIM platform

BUILD SERVICES



- Shell & Core Fitout
- Category A & B Fitout
- Refurbishment
- Partitioning – Drylining
- Partitioning – Glazing
- Windows
- Doors
- Flooring
- Ceilings
- Decorations
- Carpentry & Joinery
- Bespoke Joinery
- Demolition
- Dilapidations
- Groundworks
- Temporary Works
- Structures
- Roofing
- Masonry
- External Facades
- Responsive Maintenance
- Planned Maintenance

MANAGE SERVICES



- Project Management
- Site Management
- Health & Safety Planning
- Health & Safety Assessment
- Compliance Management (CDM)
- Building Control Coordination
- Planning Engagement
- Quality Control
- Environmental Management
- Waste Management
- Estimation & Budget Forecasting
- Cost Planning & Management
- Quantity Surveying
- Contract Management
- Logistics Planning
- Project Planning
- Programme Management
- Procurement Scheduling
- Aftercare & Maintenance
- Helpdesk

MEP SERVICES



- Surveying & Systems Validations
- Systems & Product Specification
- MEP Drawing Packages
- Discipline Coordination
- Testing & Inspection
- Lighting Design & Specification
- Lighting & Controls
- External Lighting
- Small Power
- Distribution Boards
- UPS/IPS Systems
- Mechanical Systems
- Ducting
- Plumbing
- Commissioning & Decommissioning
- CCTV & Intruder Alarm
- Nurse Call Systems
- Disabled Refuge Alarm Systems
- Fire Detection
- Home Automation Systems
- Voice & Data Infrastructure
- Responsive Maintenance
- Planned Maintenance

FIRE SERVICES



- Fire Doors
- Fire Compartments
- Fire Stopping
- Ducting – Passive and Mechanical
- Fire Glass
- Fire Curtains
- Fire Suppression
- Fire Detection
- Sprinklers
- Intumescent Painting
- Fire Signage
- Surveying
- Consultancy
- Compartment Drawings
- Fire Strategy Drawings
- Fire Risk Assessments

HEALTHCARE

CASE STUDY

Location North-West London
Scale 700 sqm / 7,500 sqft
Duration 23 weeks on site

Faciliate Spaces were appointed the design and build contract for the hospice wing of a private hospital in North-West London. Taking on the project from stage 2 feasibility to fully develop the concept and deliver a unique and rewarding scheme.

Many parts of the hospice hadn't been updated since the early 80's. The goal was not only to update the existing facilities but also provide extra facilities for staff, patients and their visitors, making the space more homely, bright, comfortable and welcoming.

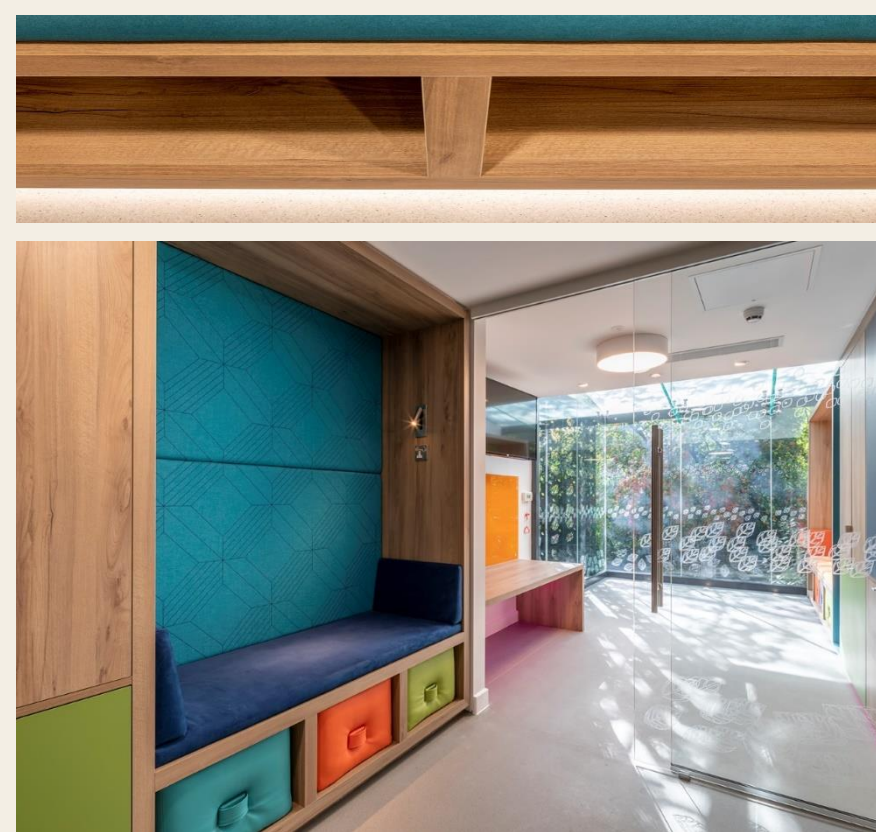
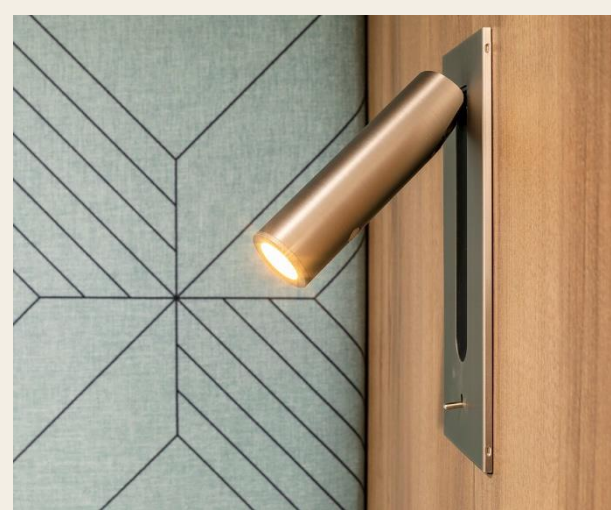
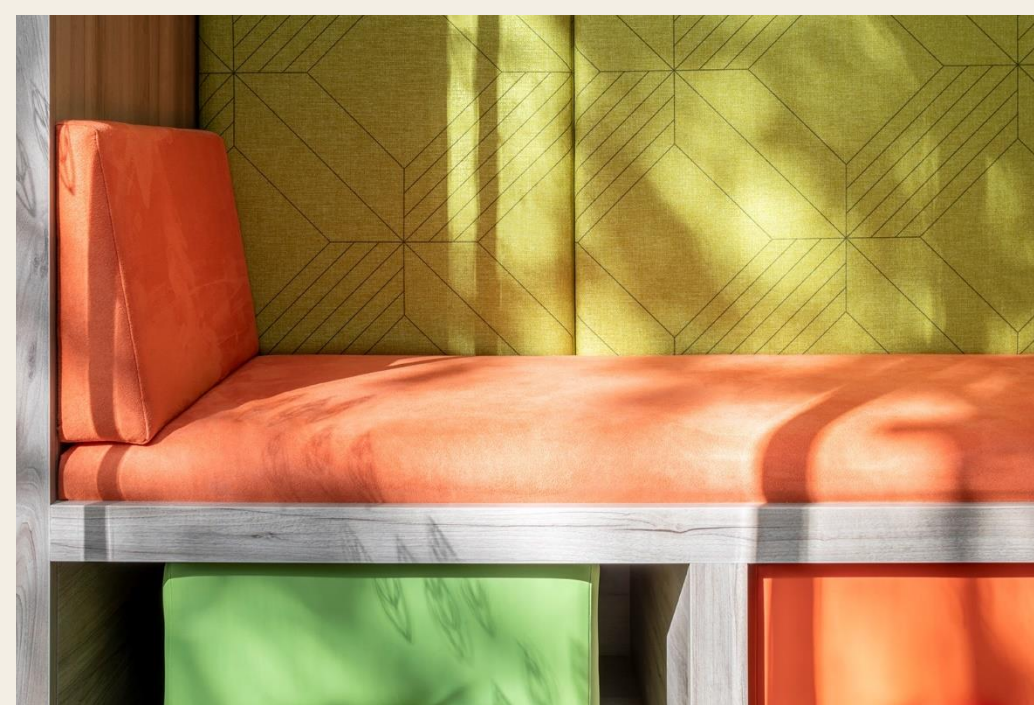
All patients' rooms and en-suites were upgraded. Direct access provided onto the hospice garden and an additional glazed box extension added providing space for rest and counselling sessions.

All delivered to a complex programme during COVID-19.

Project Facts:

- MEP design and installation including new heating and cooling system
- Considerable structural alterations to extend and remodel
- Cantilevered glazed box extension
- New scene set daylight lighting scheme with feature lighting





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EDUCATION

CASE STUDY

Location Central London
Scale 2,000 sqm / 21,500 sqft
Duration 9 weeks on site

Faciliate Spaces were appointed Main Contractor from stage 4 tender, undertaking design development to fully strip out and refurbish a central London Higher Education Campus, which also doubles as the headquarters to the Universities executive team.

The space was reconfigured to facilitate a management hub providing new power, data and lighting infrastructure for a functional, open and productive work environment. The in-house designed and installed lighting scheme illuminates the understated and contemporary colour scheme used across all spaces.

The work was completed during a tight programme over the summer period to ensure the space was ready for the staff and student return. Our design and management team worked alongside the appointed Building Control officer to deliver a safe environment for the end users, strongly adhering to all fire compartment and building regulation requirements.

Project Facts:

- Full strip-out and installation including new finishes throughout
- New power, data and lighting infrastructure
- BS and BM Trada compliant
- Multifunctional spaces delivered





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CORPORATE

CASE STUDY

Location South London
Scale 2,500 sqm / 27,000 sqft
Duration 16 weeks

Faciliate Spaces were appointed to transform 2,500sqm feet of vacant office space. Taking on the project from stage 3 under a design & build remit to produce a coordinated construction pack and deliver a remodelled CAT B fitout to meet the client's requirements.

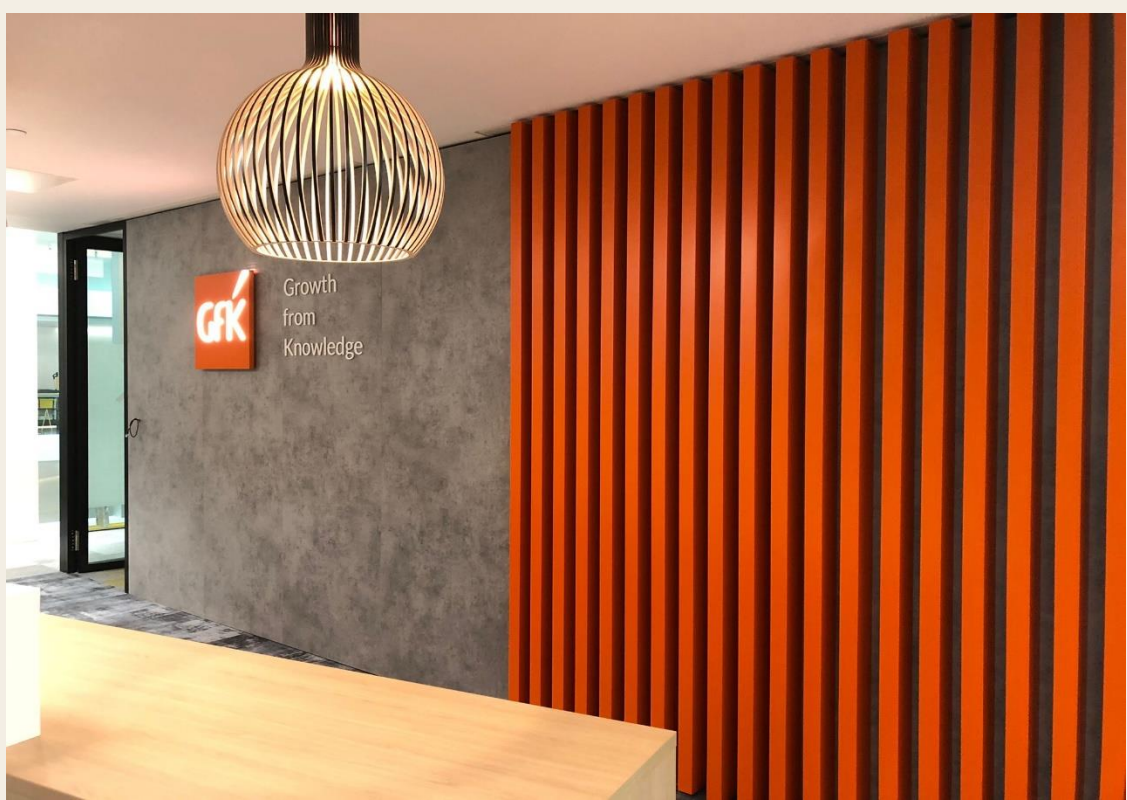
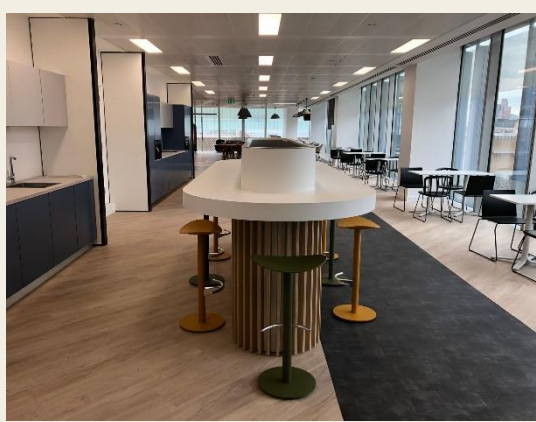
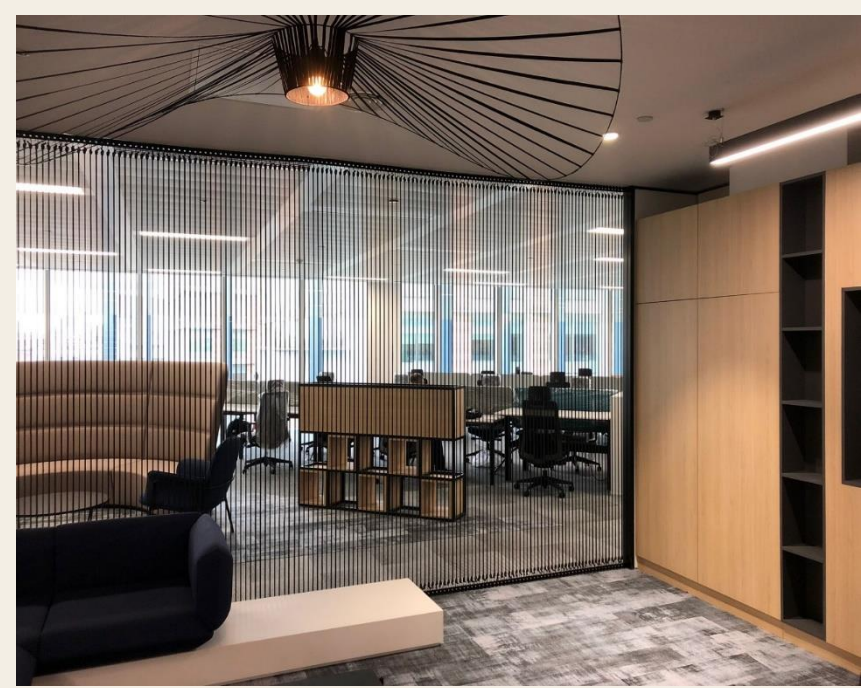
Construction consisted of full strip out, HVAC and electrical alterations, including upgraded LED lighting and installation of feature fittings throughout. Sprinkler and fire detection modifications. Extension of feature plasterboard ceilings and reinstatement of sections of base build grid ceiling systems.

All cellular spaces were constructed from a modular wall system, no dryline partitioning was used for office and meeting room construction, allowing for flexible reconfiguration to meet future client needs. Also, within scope; AV installation, washroom upgrade, column boxing, floor installation consisting of intricate patterns to carpeted & LVT areas, full decorations, joinery & furniture installation.

Project Facts:

- Full turnkey service across all disciplines including MEP
- Installation of bespoke joinery including kitchens, breakouts, reception desk and feature walls
- Installation of intricate flooring designs in carpet and LVT





HOSPITALITY

CASE STUDY

Location Central London
Scale 200 sqm / 2,150 sqft
Duration 6 weeks on site

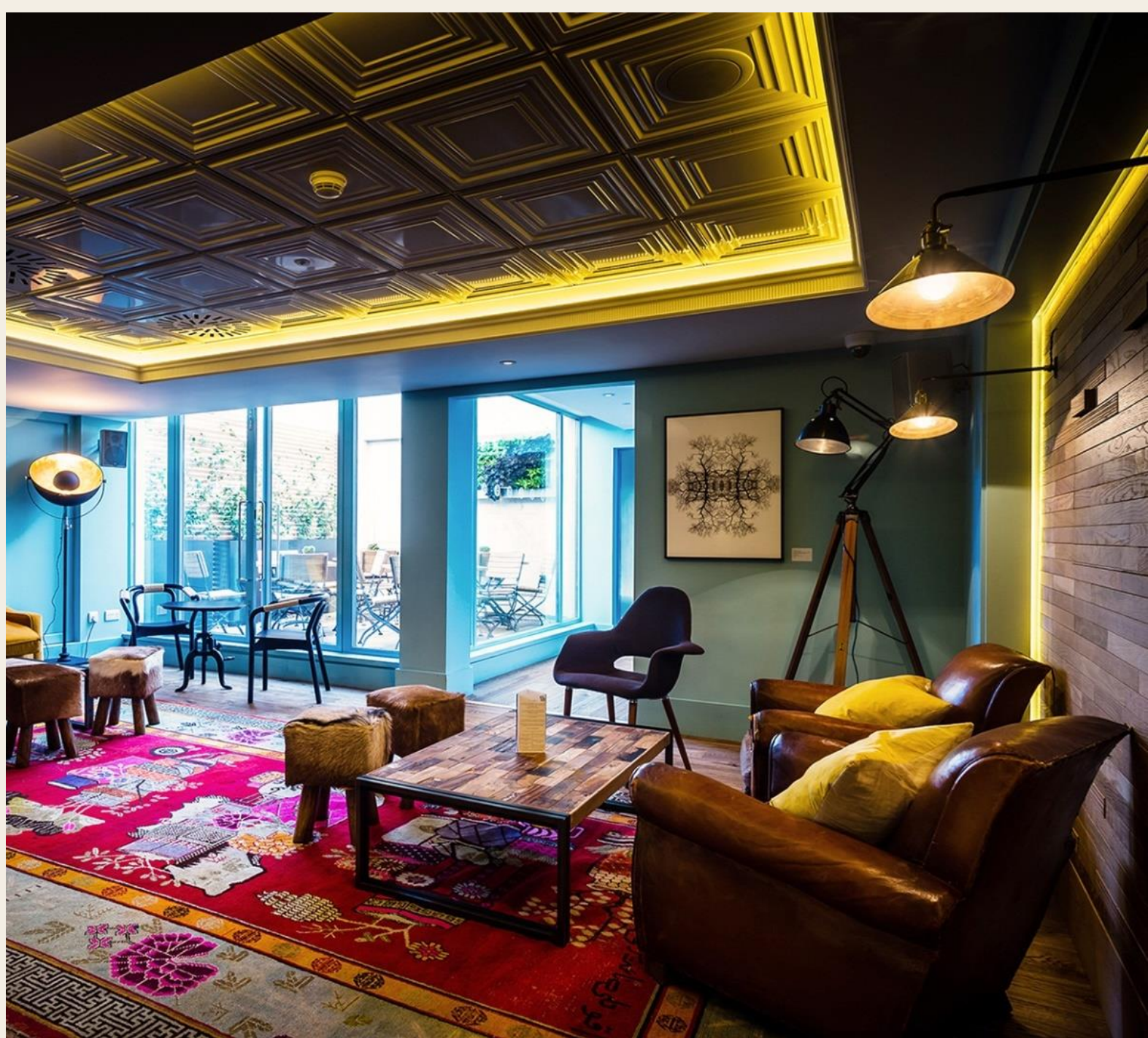
Faciliate Spaces were appointed as the main contractor in the early stages of the project and were instrumental from the outset, providing the feasibility study, budget forecast and project plan to gain business approval to convert underutilised music studios and office areas into event space for growing members revenue.

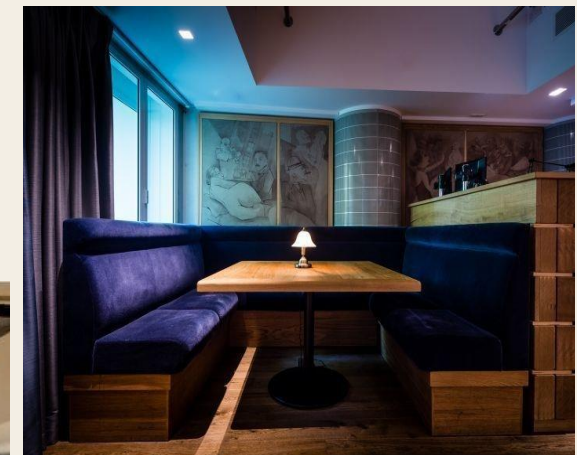
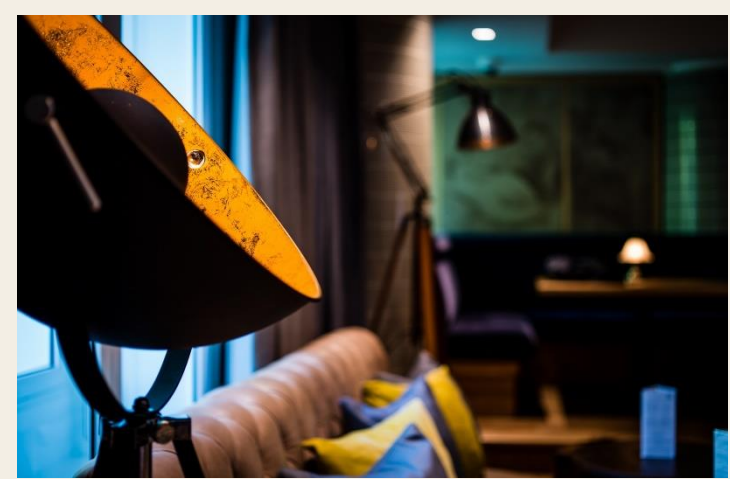
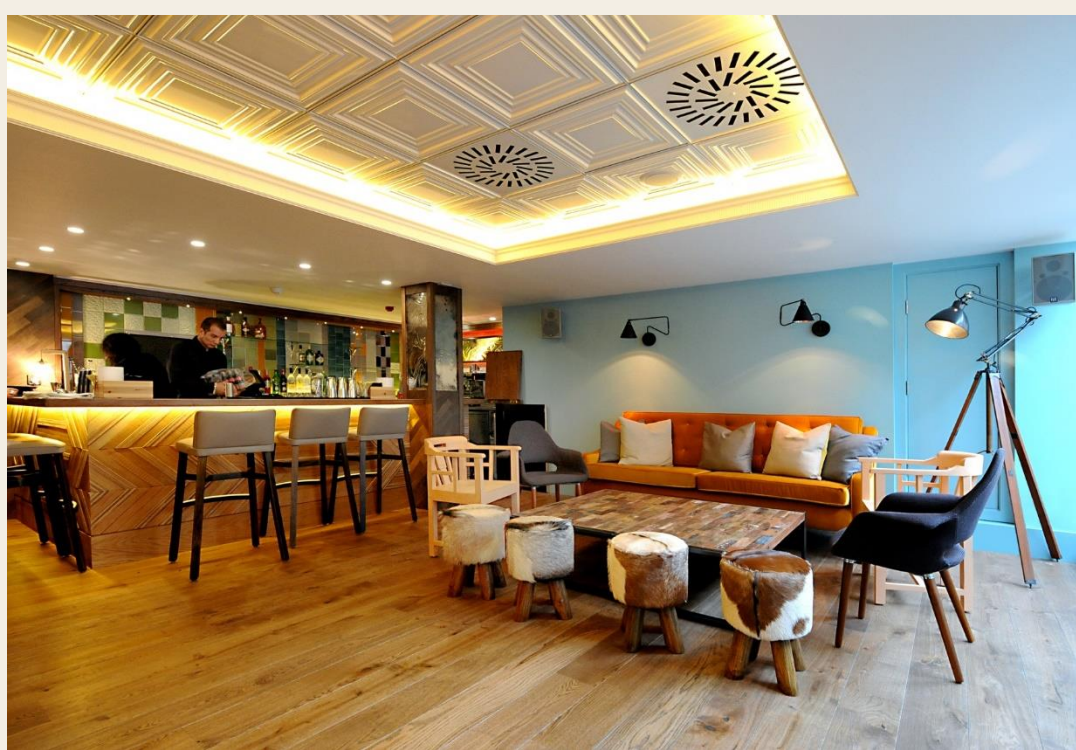
The branded 'Oak Room' needed to cater for 100+ guests and deliver flexible layouts ideal for launches, press events, showcases and live performances from jazz to stand-up.

We designed and installed a bespoke bar with feature wall tiles and timber cladding in the small bar lounge room and in the larger events room, hand painted acoustic wall panels with performance stage, bespoke DJ and setting booths plus state-of-the-art event lighting and audio-visual systems to support flexible event use.

Project Facts:

- Full turnkey service across all disciplines including MEP
- Structural alterations
- Bespoke joinery including bar, DJ booth, mixing desk and wall panelling
- Specialist lighting and sound from Richard Martin Lighting and Peavey Sound





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RETAIL

CASE STUDY

Location West London
Scale 250 linear metres
Duration 4 weeks

Project Ocean was a flagship campaign for Selfridges & Co's London. The project installation aim; to inspire the public to make conscious choice and to celebrate the beauty of the ocean, to understand the threats from over-fishing and the impact pollution is having on our water environments.

Our electrical team were commissioned to fully transform the landmark building in a bid to maximise public awareness in sustainable practises. Our teams installation over 250 linear metres of intelligent LED lighting from roof level to ground level, working safely at height on one of London's busiest retail destinations.

By the end of the campaign, it was estimated that more than 4 million people had stopped to look at the Project Ocean installations.

Project Facts:

- LED installation with efficient by design 30% reduced energy savings
- Innovation through design with over 38,000 LEDs installed
- Scene setting modelling and programme undertaken to provide an interactive changeable installation





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THANK YOU FOR YOUR TIME

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