

# Technical Services



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# Importance of Technical Services

In today's commercial property landscape, technical services aren't optional, they're essential.

From HVAC and electrical systems to building management and compliance, your facility relies on the seamless function of critical infrastructure.

At Birdsall, we don't just maintain equipment we protect business continuity.

Our proactive, data-driven approach ensures assets operate efficiently, risks are minimized, and environments stay safe and comfortable for occupants.

With regulatory demands rising and energy efficiency at a premium, expert technical services aren't just a cost, they're a strategic investment.

Let us keep your systems reliable, efficient and compliant. When your building runs well, your business performs better.





# Importance of Self Delivery

When it comes to service quality, control is everything. That's why self-delivery is at the heart of our service model.

By directly employing our technical teams, we remove the delays, inconsistencies, and communication gaps that come with subcontracting.

With Birdsall you get accountability, faster response times, and a team that truly knows your building inside out.

Self-delivery means standards stay high, and your service is never compromised.

It's how we build long-term partnerships, not short-term fixes.

At Birdsall, we're not just a contractor; we're an extension of your team., we're your trusted advisor.





# BeMS Services

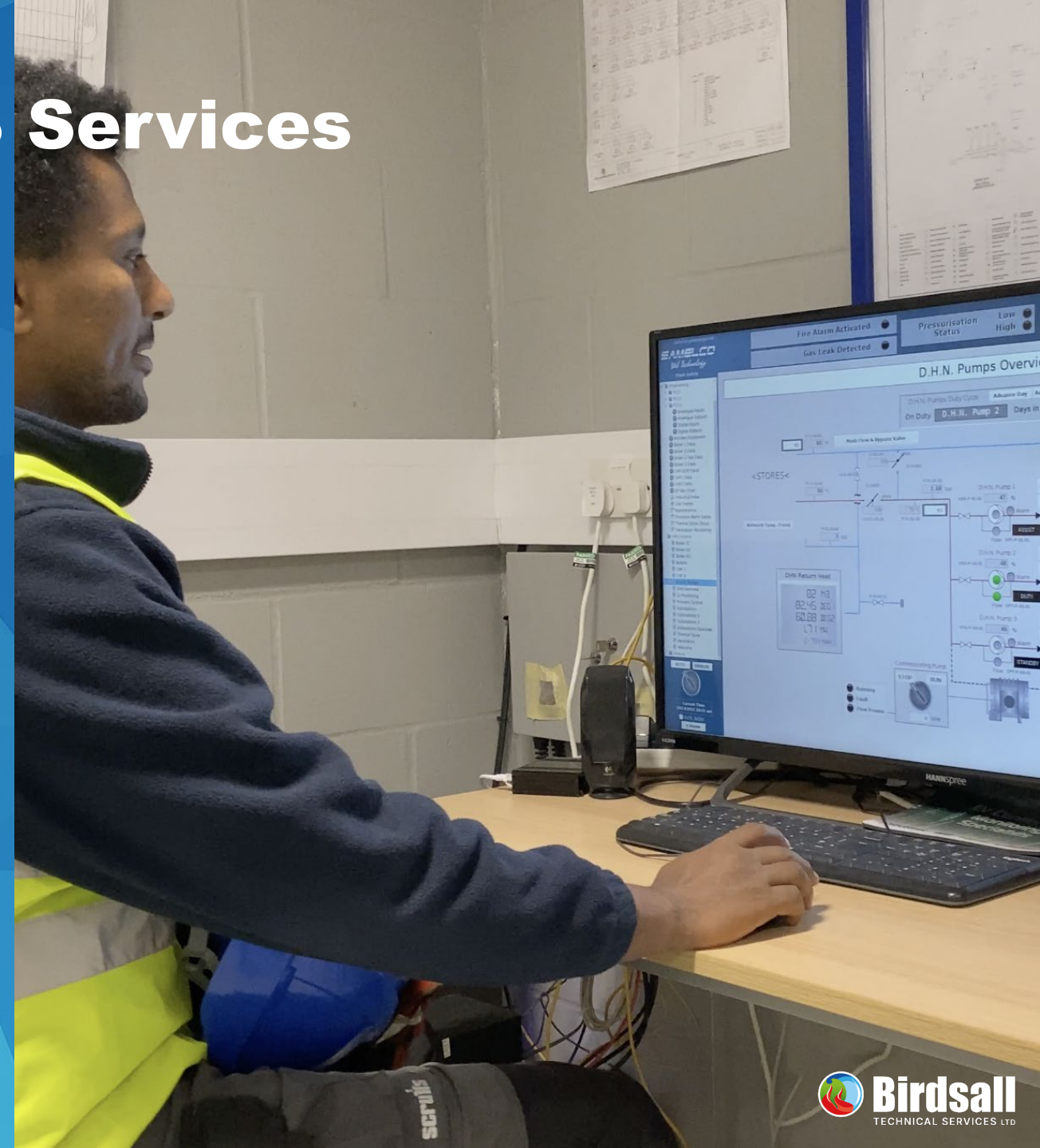
Building Energy Management Systems (BeMS) are the nerve centres of modern buildings. They control energy use, monitor performance, and keep critical systems running.

At Birdsall, our experts ensure your BeMS operates at peak efficiency, constantly adapting to your needs.

We offer monitoring, upgrades, optimisation, and fault resolution to help you save energy, reduce costs, and meet sustainability goals.

Whether you're managing a single site or a multi-building estate, our integrated approach ensures maximum uptime and visibility. We bring clarity to complexity transforming data into action.

The result is smarter buildings, lower emissions, and better environments for people and performance.





# HVAC Services

Heating, ventilation, and air conditioning systems are the unsung heroes of commercial spaces until something goes wrong. At Birdsall, we work to make sure it doesn't.

Our HVAC specialists deliver proactive maintenance, fast fault resolution, and energy-efficient optimisation to keep systems running smoothly year-round.

From chillers and boilers to AHUs and ductwork, we understand the demands of complex HVAC infrastructure.

Whether you're chasing carbon reduction targets or simply want more consistent indoor comfort, we tailor our services to your building's unique needs.

Clean air, climate control, compliance, it all starts with HVAC that performs.

Let's keep your spaces cool, warm, and working hard.





# Mechanical Services

Mechanical systems are the engine room of your building.

Pumps, motors, pressurisation units, heating and cooling networks, they all need expert attention to avoid costly breakdowns and ensure seamless operation.

Birdsall's mechanical team brings deep technical expertise and a no-nonsense, fix-first attitude. We provide regular servicing, lifecycle planning, system upgrades, and energy-efficient retrofits to keep your mechanical plant running like clockwork.

Our engineers don't just tick boxes they solve problems before they escalate. Whether you're dealing with legacy systems or modern tech, we've got the hands-on experience to keep it moving.

When it comes to mechanical maintenance, trust the people who live and breathe it.





# Electrical & Lighting Services

Power keeps everything else running, but only if it's safe, efficient, and up to standard.

Our electrical and lighting services cover everything from emergency lighting testing to full system upgrades, fault-finding, and energy-saving LED retrofits.

Birdsall's qualified engineers ensure compliance with the latest regulations while enhancing system reliability and reducing running costs. We work with care and precision, minimising disruption and keeping your operations live.

Smart controls? We do that. Lighting audits? Covered. Whether it's preventative maintenance or reactive support, we bring a spark of reliability to every circuit. Because when your power is in safe hands, everything else follows.





# Managed Services

Managed services go beyond maintenance, it's about complete operational support.

At Birdsall, we take responsibility for the performance and compliance of your building services, allowing you to focus on your core business.

We coordinate everything from planned maintenance and reactive repairs to supplier management and system optimisation. With a single point of contact, robust reporting, and proactive risk mitigation, we bring transparency, efficiency, and consistency to your estate.

Whether it's one site or many, you get the confidence that comes from expert oversight and seamless service delivery.

Think of us as your in-house engineering team, just without the overheads and management.





# Plumbing & Fabric Services

Leaks, blockages, wear and tear, left unchecked, small issues quickly become expensive headaches. That's where our plumbing and fabric services come in.

From fixing leaky pipework to maintaining washrooms and repairing building finishes, we handle the essentials that keep your spaces functional and presentable.

Birdsall's multi-skilled engineers are trained to spot and solve issues before they escalate, ensuring both compliance and occupant satisfaction.

We also support water hygiene, drainage, and reactive response works. Well-maintained facilities reflect well on your business, so whether it's a pipe, panel, or partition, we'll keep it looking and working like it should.





# Project Services

When it's time for a system upgrade, refurbishment, or infrastructure change, our Project Services team delivers with precision and speed.

We manage the entire lifecycle, from scoping and design to installation and commissioning, ensuring minimal disruption and maximum value.

Whether it's a plant room overhaul, lighting upgrade, BMS replacement, we bring technical excellence and commercial know-how to every job.

Our experienced project managers work closely with stakeholders to hit deadlines, control budgets, and exceed expectations.





# Compliance Services

Regulatory compliance isn't optional, it's critical.

With legislation constantly evolving, staying up to date of health, safety, and environmental standards can be a full-time job.

That's why Birdsall offers a robust suite of compliance services covering everything from gas safety, water hygiene, and electrical testing to fire system inspections & SFG20-aligned maintenance.

Our engineers and compliance specialists ensure your building meets statutory obligations, keeps insurers happy, and most importantly, keeps occupants safe.

We don't just check boxes; we document, report, and advise proactively. Let us manage the risk, so you can focus on running your business without the compliance headache.





# Birdsall Resources

What sets Birdsall apart? Our people and our culture.

We invest in skilled engineers, technical managers, and support staff who know buildings inside out.

Every one of them is equipped with modern tools, mobile tech, and cloud-based systems to deliver responsive, transparent service. From CAFM platforms and asset tracking to digital reporting and real-time updates, we provide total visibility.

Our in-house training ensures continuous development, while a deep bench of specialists guarantees the right expertise when you need it.

At Birdsall, our resources don't just support our service, they elevate it. The result? Quality you can see and rely on.





# Birdsall Experience

With 50 years experience in commercial building maintenance, Birdsall has earned a reputation for trust, quality, and value.

We've worked across every sector, offices, healthcare, education, retail, logistics and understand the unique challenges of each.

Our engineers have tackled everything from heritage buildings to cutting-edge smart tech, always with a focus on operational uptime, compliance, and energy performance.

We've evolved with the industry, embracing innovation without compromising on service. What you get with us isn't just maintenance, it's a proven partner who's seen it all, solved it all, and is ready for whatever comes next.

Experience matters and ours works for you.





# Benefits of Birdsall

Why Birdsall? Because we deliver more than maintenance, we deliver peace of mind and we deliver value.

Our self-delivery model means greater control, faster response, and higher service consistency.

Our people bring deep technical skill and an ownership mindset.

Our tech gives you real-time visibility and streamlined compliance. And our forward-thinking approach ensures your building is not only running but improving.

We reduce downtime, improve performance & optimise energy use.

Partnering with Birdsall means fewer surprises, clearer reporting, and smarter solutions. In short: we're not just keeping the lights on we're helping you build a better future.





# Next Steps



Ready to take control of your building performance? Let's talk.

Birdsall offers a straightforward onboarding process with zero hassle and maximum impact.

We'll start with a no-obligation consultation to understand your needs, assess your assets, and outline tailored service recommendations. From there, we'll propose a clear plan including timelines, KPIs, and transition support.

Whether you're switching providers or starting fresh, our team ensures a seamless handover and immediate value.

The next step is simple: get in touch, and let's build something better together.

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