



PROPERTY PERFORMANCE SPECIALISTS



Oakray Ltd is a leading specialist mechanical and electrical services contractor with over 35 years’ experience in providing buildings support to local authorities, social landlords, NHS trusts and private sector clients.

### Extensive Knowledge and Expertise

Founded in 1979. we have a proven track record or delivering successful mechanical and electrical solutions to our commercial and domestic clients, with whom we have developed longstanding partnerships. Our highly qualified engineers and technicians provide expertise and experience across the full range of disciplines.

Over 230 longstanding employees, including over 145 directly employed and highly qualified engineers

A fleet of over 150 vehicles

A team of 12 trade apprentices and a training partner with Hertfordshire Regional College

Dedicated project management teams

Dedicated health, safety, environment and quality manager

Office support stair

### Traditional Values and Committed to Innovation

Our family owned business is based on our founder, the late Ray Franklin’s Will Trust Traditional values of quality workmanship and pride in the job. Wholly owned by the Ray Franklin Will Trust. Integrity and transparency are at the core of our business, together with a commitment to innovation and continuous improvement which provides us with a sound platform for future business growth. High levels of repeat business are a testimony to the proactive and professional approach we adopt for each and every project.

### A One Stop Shop for Your M & E Requirements

From our head office in Enfield and satellite offices in Westminster and Brent, we offer a complete range of solutions for your mechanical and electrical requirements, Including,

Design and installation

Technical support and maintenance

Life-cycle planning for essential plant and Equipment

Care-line call centre

Dedicated emergency out of hours service

### Dedicated to Sustainability

MCS and REA accredited, with a dedicated renewable energy centre at our Enfield office, we have a unique understanding of the commercial and technical issues surrounding the new and retrofit environment. Working in partnership with our clients we develop tailored solutions to help reduce carbon emissions and energy costs. We provide a comprehensive range or specialist renewable energy solutions, including,

Photovoltaic solar panels

Air and ground source heat pumps

Smart metering

Leo lighting

Our complete service, from design and installation through to planned maintenance and emergency call-out and repairs, includes:

Commercial Heating and Ventilation

Domestic Heating

Electrical Services

Security Services





# Commercial Heating and Ventilation

Providing a comprehensive range of heating and ventilation solutions to local authorities, registered social landlords and commercial properties for over 42 years, Oakray is one of the leading specialist commercial heating contractors in the London region. Our experienced and highly qualified engineers and project managers offer a complete service, from design and installation, through to planned maintenance and emergency repairs.

## Heating and Ventilation Services

Tailored to your needs, each project is carefully planned, managed and delivered, to ensure best practice and excellent value. We also offer planned preventative maintenance and a full reactive and repair service including round-the-clock call-out. Our commercial heating services include:

**Combined Heat and Power (CHP) systems**

**Air conditioning and ventilation systems**

**BMS systems**

**Asset surveys, provision of asset registers and condition surveys**

**Boiler maintenance (including gas, oil, solid fuel and biomass)**

**Statutory maintenance, testing and certification**

## District Heating Systems

Experts in the design, installation and repair of District Heating plant rooms, and pre-insulated mains pipe-work, Oakray provides a comprehensive service for this efficient and environmentally superior system for distributing heat generated in a centralised location. Providing higher efficiencies and better pollution control than localised boilers, the heat is often obtained from cogeneration plant burning fossil fuels or biomass as well as incorporating Combined Heat and Power (CHP) and Tri-Generation. Our District Heating Systems services include:

**Pre-insulated pipe-work installation**

**Fluid leak detection systems**

**Combined Heat and Power (CHP) and Tri-Generation systems**

**Gas, oil, solid fuel and biomass boiler installations**

**Wet heating systems**

**Hydraulic interface units (HIUs)**

**Planned maintenance, full reactive repairs and emergency call out service**

**Highly experienced and fully qualified installation teams**

**Round the clock support for emergencies**

**Preventative maintenance for your business critical Plant and equipment**

**Cost-effective and energy efficient solutions tailored to your needs**





# Property Performance Specialist

## Renewable Energy

Our expertise in all types of renewable energy enables us to offer tailored strategies to help you reduce your carbon emissions, cut costs and ensure compliance with relevant government energy legislation. Our comprehensive range of renewable energy services includes:

**Air source heat pumps**

**Ground source heat pumps**

**Solar thermal heating systems**

**RecoVAIR systems**

**Full design and specification service**

## Peace of Mind

Our commitment to quality and pride in the job ensures that every project is completed to the highest industry standards. All our engineers and technicians are fully qualified and CRB checked. Oakray Ltd is fully accredited by CHAS (Contractors Health and Safety Assessment Scheme), the British Safety Council, the Royal Society for the Prevention of Accidents (ROSPA) and Constructionline, and we are also registered to ISO 9001 and ISO 14001.

## Installing New Technology Today, For Tomorrow's World



**H & V Awards finalists  
for 2016 District Heating  
Project of the Year**



### For further information:

T. 020 8370 4500  
F. 020 8370 4545  
E. [info@oakrays.co.uk](mailto:info@oakrays.co.uk)



# Domestic Heating

Oakray Ltd is one of the leading specialist domestic heating contractors in the London region, providing heating and hot water services to domestic properties and private landlords for over 42 years. Our experienced and highly qualified Gas Safe registered engineers offer a complete service, from installation and maintenance through to emergency repairs.

## Heating Services

Whatever your domestic heating and hot water requirements, Oakray can provide a complete solution, ensuring best practice along with excellent value. We also offer planned preventative maintenance and a full reactive and repair service including round-the-clock call-out. Our domestic heating services include:

**Full design and specification**

**Domestic gas appliances**

**Pressurised systems installation and maintenance**

**System power flushing**

**Underfloor heating**

**Condition Surveys**

**Water Treatment**

**Boiler maintenance (gas, oil, solid fuel, LPG and biomass)**

**Planned preventative maintenance to heating and hot water systems**

**Full reactive repairs and emergency call out service**

## Testing and Certification

Our Gas Safe registered engineers provide a comprehensive range of testing and certification services for safety and legal compliance, including:

**Statutory maintenance, testing and certification**

**Landlords certification**

**Glycol efficiency tests**

**Gas safe registered Engineers for your peace of mind**

**Cost effective heating and Hot water solutions, Tailored to your needs**

**Renewable energy solutions to protect the environment And save you money**

**Round the clock support for emergencies**





# Property Performance Specialist

## Renewable Energy

Our expertise in all types of renewable energy enables us to offer tailored solutions to help reduce carbon emissions, cut costs and ensure compliance with relevant government energy legislation. Our comprehensive range of renewable energy services includes:

**Solar thermal panels**

**Air source heat pumps**

**Ground source or geothermal heat pumps**

**Full design and specification service**

## Peace of Mind

Our commitment to quality and pride in the job ensures that every project is completed to the highest industry standards. Our fully qualified gas engineers are Gas Safe registered and our specialist oil engineers are OFTEC certified. We are registered with Hetas for solid fuel installation, service and maintenance. Oakray Ltd are NICEIC registered all our electrical engineers are trade qualified for their role.

Oakray retains the following accreditations: UKAS ISO 9001, ISO 14001, ISO 45001, ISO 23001, ISO 27001, CHAS ELITE, Constructionline Gold and SafeContractor and are members of the British Safety Council and RoSPA.

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# Electrical Services

Offering a complete range of electrical services, Oakray is one of the leading specialist mechanical and electrical contractors in the London region. Serving local authorities, registered social landlords and commercial organisations for over 42 years, our highly qualified and experienced electricians provide a comprehensive service, from design and installation, through to planned maintenance and emergency repairs.

## Electrical Installation and Maintenance

Whatever your electrical requirements, Oakray can provide a complete solution. Tailored to your needs, each project is carefully planned, managed and delivered, to ensure best practice together with excellent value. Our electrical services include:

- Industrial and commercial installations**
- Domestic re-wires and upgrades**
- Mains, sub-mains and distribution installations**
- External, security and emergency lighting**
- Fire alarms**
- Electric heating**
- Energy saving schemes and energy audits**
- Preventative and predictive maintenance**
- Round-the-clock emergency call out**

## Full Building Cover

Through our trusted supply chain specialists we can provide full building cover including:

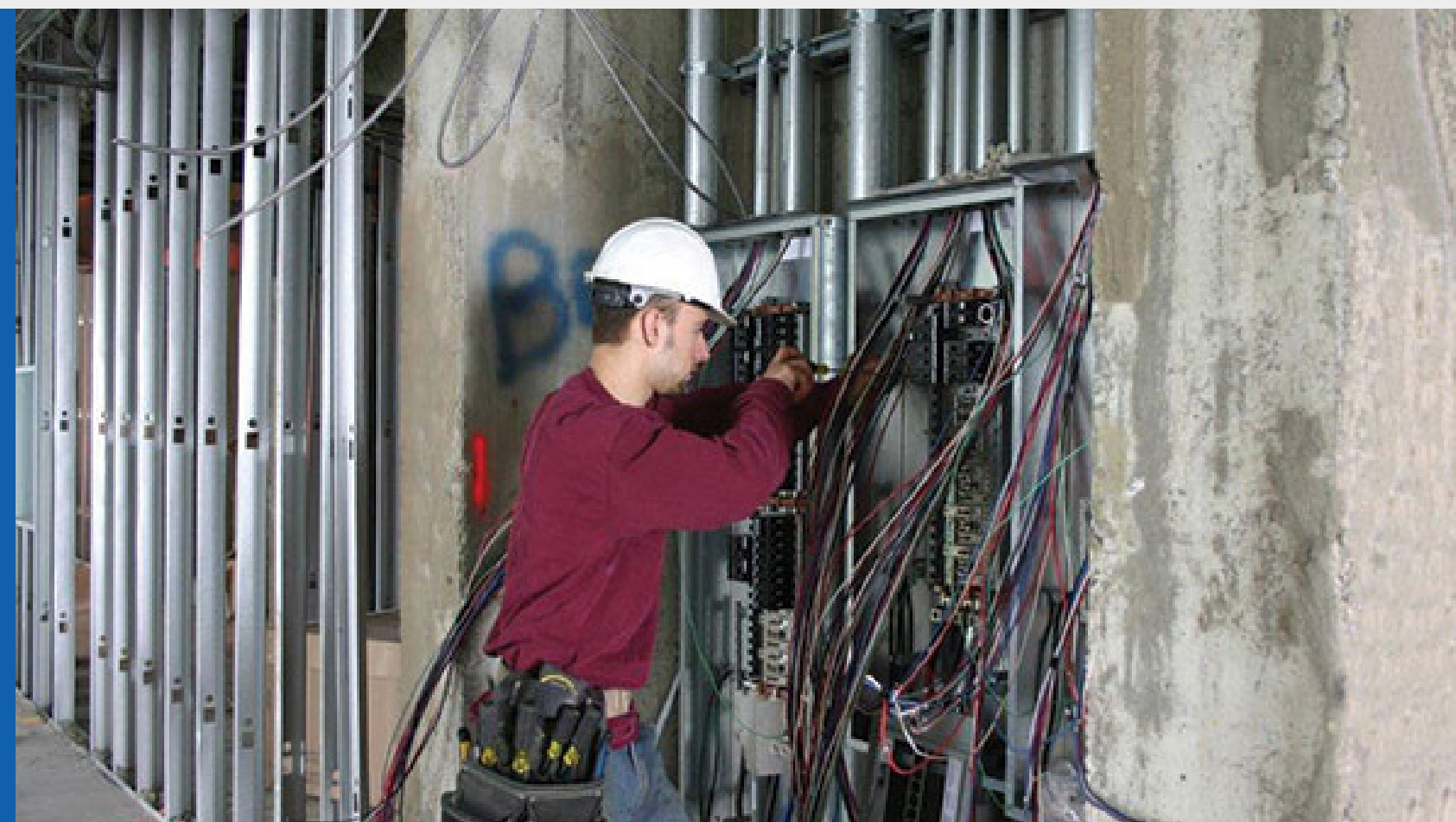
- Lifts and escalators**
- Access control systems**
- Security systems**
- Auto doors**
- Hoists and shutter maintenance and repairs**
- UPS systems**
- Generators and gas suppression systems**
- Lightning protection**
- Asset surveys and provision of asset registers**
- Condition surveys**

**An NICEIC approved contractor**

**Full range of electrical services tailored to your needs**

**Testing and certification for safety and legal compliance**

**Round the clock support for emergencies**





# Property Performance Specialist

## Testing and Reporting

An NICEIC approved contractor, we provide a comprehensive range of testing and certification services for safety and legal compliance, including:

**Statutory maintenance, testing and certification**

**Statutory electrical testing and inspections including load testing and analysis reports**

**Fixed and portable appliance testing**

**Full periodic inspection reports (PIRs)**

**Thermal imaging surveys and reports**

**Fixed and portable appliance testing**



## Renewable Energy

Our expertise in all types of renewable energy enables us to offer tailored strategies to help you reduce your carbon emissions, cut costs and ensure compliance with relevant government energy legislation. Our comprehensive range of renewable energy services includes:

**Solar Photovoltaic (PV) panel installation**

**LED lighting schemes**

**Smart metering**

**Energy control systems**

**Full design and specification service**

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# Security Services

For more than 20 years Oakray has been providing access control, CCTV and automation services to local authorities, housing associations and commercial properties. With a wealth of experience and knowledge within the industry, our management team offers a complete service including design, specification, installation, project management and bespoke tailored training for our clients.

## Access Control

From small four-way audio entry systems to IP digital video entry systems for large apartment blocks, Oakray works with you from the initial bespoke design through to specification, project management and installation. Partnering with trusted manufacturers, we can arrange demonstrations, training and sample systems prior to installation, to ensure that the system you choose will be a perfect match for your technical and financial requirements. A full 24/7 maintenance service is provided by our dedicated team of responsive engineers to ensure this work does not impact on our installation service. Services include:

**Audio and Video Entry Systems**

**Analogue and Digital**

**Concierge systems**

**Fob access and Biometric systems**

**Cloud based access control systems for remote monitoring, programming of fobs and detailed reporting of movement / use.**

## CCTV

Our specialised CCTV engineers are kept fully up to date with industry advances and regularly attend manufacturer/industry specific training. Highly trained in the specification, installation and maintenance of a wide range of equipment and also fully aware of the impact of data protection legislation on the work carried out (camera locations etc.) this knowledge enables us to offer the best possible solutions. We also offer a planned maintenance service, which is highly important for CCTV systems. Cameras, recorders and communication are all tested regularly ensuring that security is maintained at all times. We can even offer loan of equipment to maintain critical security services where faults are being rectified.

Services include:

**Analogue and digital CCTV Installation**

**Full HD I.P. addressable system installation**

**DVR / NVR builds, installation and maintenance**

**CCTV integration into PC, network and access control systems**

**Full site visit, specification, design service  
(Including CAD system drawings)**

**Planned and responsive maintenance programs [www.oakrays.co.uk](http://www.oakrays.co.uk)**



# Property Performance Specialists

## Automation

Experts in the automation of doors, gates and windows, Oakray provides, installs and maintains communal entrance doors, car park gates and automatic ventilation systems connected to fire alarms in communal areas. We also carry out installations for Disability Discrimination Act (DDA) compliance, creating bespoke solutions based on the needs of the user identified by occupational therapists. From automating an existing door or window, through to installing full DDA compliant access control systems Oakray supplies seamlessly integrated solutions. Services include:

**Automatic door operators (Swing and sliding)**

**Automatic gate operators (Swing and sliding)**

**Automatic window operators (casement and sash) designed and built by Oakray**

**Electronic multipoint security locks**

**Bespoke manufacture and installation of timber, UPVC, aluminium and steel doors**

**Bespoke manufacture and installation of timber and steel gates.**

**Automatic home control (heating, lighting, blinds and curtains, windows and doors)**

**Control via push button, remote control, fob, PC, tablet and smart phone**

## Service Integration

With our range of complementary security services all delivered in-house and managed from within one department, Oakray is perfectly positioned to deliver a full design and installation solution integrating access control, CCTV and automation technologies. Many of our schools use all three services to achieve an integrated solution to their security needs, combining controlled access through automatic doors via a fob, together with CCTV monitoring which switches on automatically when a fob is used to ensure the fob is used by an authorised person and that no-one follows them in.

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Our Accreditations and affiliations:

