



COYS CONSTRUCTION INFRASTRUCTURE DELIVERED

Capabilities Statement



ABOUT US

Established in 2014, we pride ourselves on offering a true Turn Key service that can work with clients from conception to handover. We strive to deliver professional, high quality and value for money solutions.

Our track record and long-term relationships with our client are testament to our passion for people, innovation and excellence.



Fire Door
Installation &
Maintenance





ENVIRONMENTAL & SUSTAINABILITY

COYS Construction are committed to being responsible for the interaction with the environment to avoid depletion and degradation of natural resources and to allow for long-term environmental quality.

It is also the policy of COYS Construction Ltd. to produce this responsible attitude towards the environment, to its works contractors and employees. At the end of each project, we undertake a full review of the project in terms of its environmental management.





OUR VISION

Our vision is to become a world-class contractor and an employer of choice.

We deliver the best performance and customer service in all our sectors and provide the best place to work for our employees.

OUR MISSION

- Employ the best
- Be the very best
- Deliver excellence

OUR CORE VALUES

- People
- Integrity
- Client focus
- Quality and innovation
- Continuous improvement

We pride ourselves in maintaining long-term relationships with our clients. Our reputation has been built delivering quality and value-for-money projects on a consistent basis.

What We Do

Mechanical Works Electrical Works



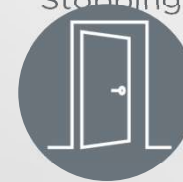
PPMs



F/M and Emergency Call Outs



Fire Doors & Fire Stopping



Projects



Decorating



Roofing



Fit-out



Scaffolding



Flooring



Sectors

Residential



Commercial



Education



Hospitality and Leisure



Health Care



Retail





What We Do

1. Mechanical Works - Including full design and build of plantrooms, pipework, plumbing, HVAC and lagging etc.
2. Electrical Works - LED upgrades, RCBO's, rewires and circuit board upgrades etc all works done in compliance with NICEIC.
3. Public Health - Installation, CCTV Surveys and maintenance etc.
4. Fire Door Works - BM Trada certified fire door surveys, installation, maintenance and fire stopping.
5. Decorating - Full prep and re-dec's including works and support with LRV's, specialist decorating including furniture mould.
6. Heritage Works - Lathe and plaster, flag stones, banisters and railing repairs.
7. Steel Work - Design and installation of gates, staircases, lintels etc.
8. Scaffold - Full design, installation and checking.
9. Roofing - listed buildings and all types of roofs.
10. Flooring - Carpets, carpet tiles, vinyl's etc.
11. PPMs / FM and Emergency Call Outs - SFG20 works and full compliancy.
12. Projects - From conception to handover.
13. Other Works Include - Flue design and install, carpentry, mould management,





CASE STUDIES



Fire Door and Fire Stopping Works



Fire Door
Installation &
Maintenance



Centurion House, View Studios, Benedicts Gate, Pavilion Point

Fire door maintenance, installation and certification

Scope of Works

- Adjusting doors to meet 2-4mm requirements
- Installing thresholds and re-bated drop seals to meet bottom gap requirements
- Installation of new fire door sets
- Ironmongery adjustments and installation
- Fire stopping
- New seals around doors and frames
- Architrave and frame installation
- Lipping repairs
- Operational maintenance
- Glazing removal and installation
- Signage installation
- Surveys
- BM Trada Certification on Completion of Works

Project Remit

As a BM Trada Certified Company, we was approached by one of our existing clients to upgrade, remediate and certify at 4no. sites in London, Bath, Norwich and Brighton in an extremely short timescale.

Key Challenges

Operating within a live student-occupied building required careful coordination and communication due to limited access to individual rooms and communal areas.

Managing varying existing door conditions, including non-compliant installations and inconsistent previous workmanship also added challenge.

Key project challenges included coordinating the remediation and certification of approximately 1,200 fire doors across four sites under the BM TRADA Q-Mark Fire Door Maintenance Scheme, ensuring all repairs complied with BM TRADA Accepted Repair Techniques (ART), and maintaining the high volume of certification records, compliance documentation and individual maintenance handover forms required for each individual fire door.



Location: **Various**

Client: **Curlew Capital**

Main Contractor: **Confidential**

Value: **£350K**



Fire Door Surveys



Various Sites Across The UK

BM Trada Fire door surveys

Fire Door Survey Services

COYS Construction delivers comprehensive fire door surveys across residential and commercial properties nationwide, including sites in Leeds, Sheffield, Coventry and London, through a team of BM TRADA trained operatives operating under the BM TRADA Q-Mark Fire Door Maintenance Scheme.

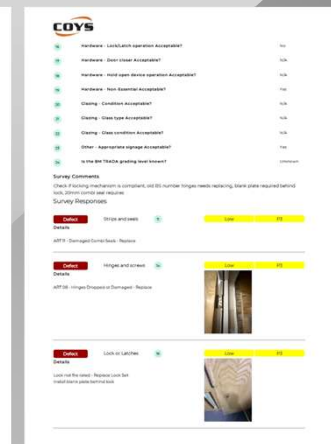
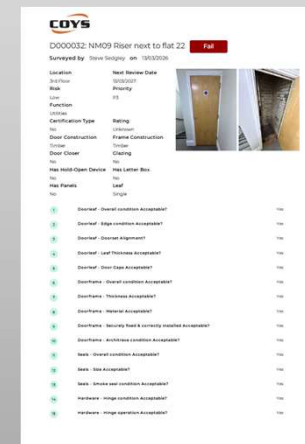
Alongside the individual reports, a consolidated action spreadsheet is produced for each project, allowing clients to efficiently track all surveyed doors, defect categories, compliance priorities and recommended remedial works across the full building or estate portfolio. This enables clear compliance management, budgeting and phased remedial planning.

COYS Construction has extensive experience delivering large-scale fire door survey programmes across occupied residential blocks, student accommodation and commercial properties, coordinating multiple surveyors across sites nationwide while maintaining accurate reporting, certification records and asset tracking throughout the duration of each project.

Survey Reporting

Survey reports are tailored to provide clients with clear, practical and easily reviewable compliance information, allowing building management, consultants and responsible persons to quickly identify non-compliant fire doors and prioritise remedial actions. The combination of individual door reports and consolidated action trackers provides a straightforward overview of building-wide compliance and supports efficient decision-making throughout the remediation process.

The adjacent images provide examples of the documentation produced as part of our fire door surveying process, including report front sheets, BM TRADA certification details, individual door survey reports and a breakdown of defects. Individual survey reports include key information such as the door function, existing certification details, inspection and review dates, door and frame specifications, glazing information, ironmongery and door closer details, together with a comprehensive 24-point inspection. Identified defects are referenced against the relevant BM TRADA Accepted Repair Technique (ART) numbers to support remedial planning and compliance management.



Location: **Various**

Client: **Various**

Main Contractor: **Various**

Value: **N/A**



Fire Stopping Works



Holly Lodge

Compartmentation & Fire Stopping Works

Scope of Works

Fire stopping works to service penetrations across multiple locations within the building.

Installation of fire batt and intumescent mastic systems around mechanical service penetrations.

Sealing works to rigid wall constructions maintaining 60-minute fire resistance.

Fire stopping installations around copper, steel and cast pipe penetrations.

Installation works completed in accordance with manufacturer specifications and relevant fire stopping requirements.

Before, during and after photographic records produced for all completed installations.

Project Remit

COYS were appointed to carry out fire stopping works throughout Holly Lodge, London, to reinstate compartmentation and maintain the required fire resistance around service penetrations across multiple levels of the building. Works included the installation of fire batt and intumescent mastic systems to rigid wall constructions surrounding mechanical services.

Key Challenges

Key project challenges included carrying out fire stopping works within restricted access areas while maintaining programme efficiency across multiple locations throughout the building. The works also required accurate installation around varying service penetrations and maintaining detailed photographic and compliance records for each individual fire stopping installation.

Before and After



Location: **Holly Lodge, London**

Client: **Ream Partnerships**

Main Contractor: **COYS Construction**

Value: **£40K**



External Works



Northampton Square

External repair works

Scope of Works

Roof repairs including replacement of defective leadwork.

Stone repair and replacement works, including historic/gothic stone detailing.

Sash window repairs, preparation and redecorations.

Brickwork repairs and repointing using appropriate mortar.

Masonry painting to all rendered wall surfaces.

DOFF cleaning to all external elevations
Painting of external fences and gates.

Project Remit

External repair and redecoration works at Northampton Square, including roof repairs, masonry restoration, and façade improvements to enhance and preserve the existing building fabric.

Challenges and Solutions

The works involved sensitive repairs to historic building elements, requiring careful selection of materials and methods to maintain the character and integrity of the structure. This was addressed through controlled repair techniques, appropriate cleaning methods such as DOFF cleaning, and attention to detail in both masonry and decorative finishes, ensuring a high-quality and sympathetic outcome.



Location: **Northampton Square, London**

Client: **NCSR**

Main Contractor: **COYS Construction**

Value: **£500k**



Fit Out Works



Belazu Office

Full Office, Canteen, Toilets and Reception fit-out

Scope of Works

Full internal strip-out of existing office, toilet and reception areas.

Formation of new office layouts using stud partition systems.

Installation of glass partitioned HR office
Reconfiguration of first floor office and welfare areas.

Upgrade works to existing preparation kitchen area.

Internal finishes and making good to walls, ceilings and floors.

General joinery and associated fit out works.

Project Remit

Internal fit-out works to office and canteen areas at Belazu, including full strip-out and reconfiguration of internal spaces. Works comprised the creation of new office layouts, upgrades to welfare facilities, and installation of new partitioning systems to support improved functionality and workspace organisation.

Challenges and Solutions

The primary challenge was delivering the works within an operational environment while maintaining access and minimising disruption to ongoing business activities.

This was managed through careful planning and phased sequencing of works, ensuring key areas remained accessible where required. Coordination of trades and clear communication with the client enabled efficient delivery of the new layout while maintaining programme and quality standards.



Location: **Belazu Office, London**

Client: **Belazu Ingredient Co.**

Main Contractor: **COYS Construction**

Value: **£600k**



Fit Out Works



Royal Trinity Hospice

Flooring and Shower Refurbishment

Scope of Works

Rip up and remove existing vinyl flooring and dispose off in 24 bedrooms, 24 bathrooms and lower and ground floor communal areas.

Scrape back existing flooring prep and latex all areas. Install new cap and cove vinyl flooring in 24 bedrooms, 24 bathrooms and lower and ground floor communal areas.

Hot and Cold weld all areas.

Isolate all plumbing feeding individual bathrooms.

Remove existing accessible DOC M products from panelling.

Remove existing panelling and trims and dispose off.

Install new Whiterock panelling with new DOC M accessible handrails.

Install new pipework, lever valves and Mira excel shower pack.

Silicone and Test on completion.

Challenges and Solutions

This project involved carrying out flooring works and shower refurbishments within a live IPU hospice environment, requiring careful planning and sensitivity to the operational needs of the facility. All works were delivered while the hospice remained fully functional, with patient care and comfort maintained as the highest priority. Operating against a tight programme, strong team leadership and coordination were essential to ensure each phase was completed on time. Close collaboration with site management and hospice staff enabled rooms to be handed back promptly, ensuring no disruption to patient movements or admissions. Extra attention was given to maintaining safe and controlled working conditions. For communal flooring areas, dedicated supervision was implemented throughout to manage workflows, uphold safety standards, and minimise disturbance to patients, staff, and visitors. The project was successfully completed within the required timeframe, demonstrating effective planning, communication, and delivery in a sensitive live healthcare environment.



Location: **Clapham, London**

Client: **Trinity Hospice**

Main Contractor: **COYS Construction**

Value: **£325k**



Renovation Works



Astor College Multifunctional Room

Cinema and Dance Studio Renovation

Scope of Works

Design of room and co-ordinate with UCL to ensure branding and scope was correct

Strip Out of Room

New Lighting

Electrical Upgrades such as RCBO's, sockets and installation of TV screen

Mechanical Works involving rads and other HVAC works

Ceiling and Walls to a high finish

Flooring – New flooring installed

Decorating – Paint entire room

Curtains and Mirrors

Soft Furnishings

Remit

Delivery of a multifunctional cinema and dance studio refurbishment for Astor College, comprising full internal strip-out, reconfiguration and fit-out works to create a modern, flexible and high-quality student space. The remit included coordination of architectural, mechanical and electrical elements, alongside upgraded finishes and facilities, to provide a functional environment aligned with the college's operational and aesthetic requirements.

Challenges and Solutions

The music room is in the basement of Astor college. Deliveries, moving materials and noisy works were the biggest challenge.

We planned works with the building managers to alleviate the problems and briefed the work force on the importance we place on student experience.



Location: **UCL Astor College, London**

Client: **UCL**

Main Contractor: **Confidential**

Value: **£2M**



Roofing Works



Fenchurch Street West Roof

Roofing replacement and repair

Scope of Works

Full strip of existing roof coverings down to substrate.

Preparation of roof deck and associated detailing.

Installation of new Restec roofing system, including upstands and plinths.

Formation of all necessary waterproofing details to ensure system integrity.

Reinstatement of paving slabs, stones and grating.

Preparation of roof areas for future plant installation by others.

Provision of a 25-year manufacturer-backed guarantee for the installed system.

Project Remit

Roof replacement works at Fenchurch Street involving the full strip and reinstatement of the existing roof covering. The works included installation of a new waterproofing system and preparation of the roof area for future plant installation.

Challenges and Solutions

Working at roof level within a constrained city centre environment required careful coordination of materials, access and sequencing of works. These challenges were managed through planned delivery logistics, controlled working methods and close coordination on site, ensuring the new roofing system was installed efficiently and to the required standard while maintaining programme.



Location: **30 Fenchurch Street, London**

Client: **T. Clarke**

Main Contractor: **COYS Construction**

Value: **£650k**



Fit Out Works



Bierschenke

Hospitality fit-out and refurbishment

Scope of Works

Full strip-out of existing bar, restaurant and associated back-of-house areas.

Internal reconfiguration to form new bar, seating and service areas.

Installation of new partitioning and joinery elements.

Fit-out of bar and hospitality areas in line with brand requirements.

Upgrade and refurbishment of kitchen and back-of-house spaces.

Internal finishes including walls, ceilings and flooring.

Associated building and fit-out works to deliver a complete operational venue.

Project Remit

Full internal strip-out and refurbishment of an existing bar and restaurant to deliver a new Bierschenke venue. The works included complete reconfiguration of the internal layout and fit-out to meet the operational and aesthetic requirements of the brand within a central London location.

Challenges and Solutions

The works were undertaken within an existing building in a constrained city centre location, requiring careful coordination of deliveries, sequencing and trades.

These challenges were managed through structured programming, close coordination on site, and phased execution of works, ensuring efficient delivery of the refurbishment while maintaining quality and meeting programme requirements.



Location: **Bierschenke, London**

Client: **Bierschenke**

Main Contractor: **COYS Construction**

Value: **£200k**



External Works



Bow Brook House

External window, brickwork, roofing and rendering.



Scope of Works

Full scaffold access to all elevations and roof areas.

Masonry repairs including repointing, crack stitching and brick replacement.

Timber window repairs, preparation and redecorations.

Renewal of glazing putty and perimeter seals.

External decorations to masonry, metalwork and timber elements.

Repairs and replacement to rainwater goods.

Roof inspections and localised repairs (zinc, leadwork and clay tiles).

Final cleaning, scaffold strike and site clearance.

Remit

External redecoration and associated repair works to all elevations, including masonry repairs, timber window refurbishment, external decorations, roof maintenance, and rainwater goods repairs, carried out in accordance with the project valuation.

Challenges and Solutions

The external nature of the works presented challenges in relation to access, sequencing and weather conditions, particularly for painting and coating applications requiring suitable drying conditions. These were managed through phased working, careful coordination of access via scaffolding, and programming of weather-sensitive activities to ensure quality and continuity of works.

Location: **Bow Brook, London**

Client: **Rendall & Rittner**

Main Contractor: **COYS Construction**

Value: **£400k**



Fit Out Works



Endsleigh Gardens Refurbishment

Flat and Communal Area Fit Out

Scope of Works

Strip Out of Redundant Materials

Latex to floors where required

Preparation of walls, woodwork and ceilings

Electrical works – RCBO's, LED's, sockets, shaver points, towel rail, extract fans

Decorations including woodwork

Lay and fit new carpet tiles in all bedrooms

Fit new vinyl in bedrooms (kitchenette area) and room bathrooms (in rooms specified).

Decorate walls, ceilings, door woodwork and window frames in bedrooms and room bathrooms.

Replace kitchenettes (in rooms specified).

Supply and Install New Furniture.

Remit

Refurbishment and fit-out works to residential flats and communal areas at Endsleigh Gardens, including internal upgrades, electrical improvements, new finishes and kitchenette replacements within a live residential environment.

Project challenges & solutions –

Works were located on the 2nd, 3rd and 4th floor. There is no lift, so all materials had to be taken up and down the stairs. Works were planned with building managers, and we used marshals on each of the floors to ensure smooth delivery of materials.

Very limited storage – We co-ordinated daily deliveries and when stripping out the flats, the redundant materials were taken immediately from site

Residents were still living on site during the works and were moved as the works were progressing. This meant very tight hand over periods. We had weekly planning and lessons learnt meetings to overcome the project and become more efficient as the works went on.



Location: **UCL Endsleigh Gardens, London**

Client: **UCL**

Main Contractor: **Confidential**

Value: **£300K**



PPMs and F/M and Emergency Call Outs



PPM and F/M Call Outs

Our experience and Services We Offer

Examples of PPMs

- Boiler service – gas engineer
- PRVs and gas inspection
- Air intake fans
- Gas safety inspections and tightness testing
- Expansion vessels
- Expansion valves
- Strainer checks
- Visual inspection of mechanical plant
- Water pumps
- Heating system (wet)
- Main kitchen inspection, clean, and gas engineer Water heaters
- Generator servicing
- Emergency Fire Stopping

Key Challenges

Delivering a wide range of mechanical and gas maintenance works within a live hospice environment presented significant challenges, particularly due to the sensitive nature of the building and its occupants. All activities had to be carefully planned to minimise disruption to patients, staff, and visitors, with many works undertaken out of hours to avoid impacting daily operations. Access to key plant areas was often restricted, requiring close coordination with site management and flexibility in sequencing works. Certain tasks, such as gas safety testing, boiler servicing, and system shutdowns, required temporary isolation of critical services, demanding precise planning and communication to ensure no adverse effects on the building's operation. Additional challenges included maintaining strict health and safety standards, controlling noise and disturbance, and working within confined or operational plant spaces. The varied scope of works also required efficient coordination of multiple disciplines while ensuring all systems were left fully operational and safe following each visit.

F/M Call outs the below are available 24/7

- | | |
|--------------------|---------------------|
| NICEIC Electrician | Handyman |
| Plumber | Magic Man |
| Gas Engineer | Drainage Engineer |
| Carpenter | Mechanical Engineer |
| Decorator | Multi-trader |
| Floor layer | |

Location: **Various**

Client: **Various**

Main Contractor: **COYS Construction**

Value: **N/A**



Fit Out Works



Harling House

Fit-out and refurbishment

Scope of Works

Full CAT A+ refurbishment of approximately 11,500 sq.ft. office space.

Internal reconfiguration to create open-plan office areas .

Installation of new finishes including flooring, ceilings and lighting systems.

Upgrade and reconfiguration of WC and core areas.

External façade improvements including entrance enhancements and signage.

Integration of feature design elements to create a high-quality tenant-ready space.

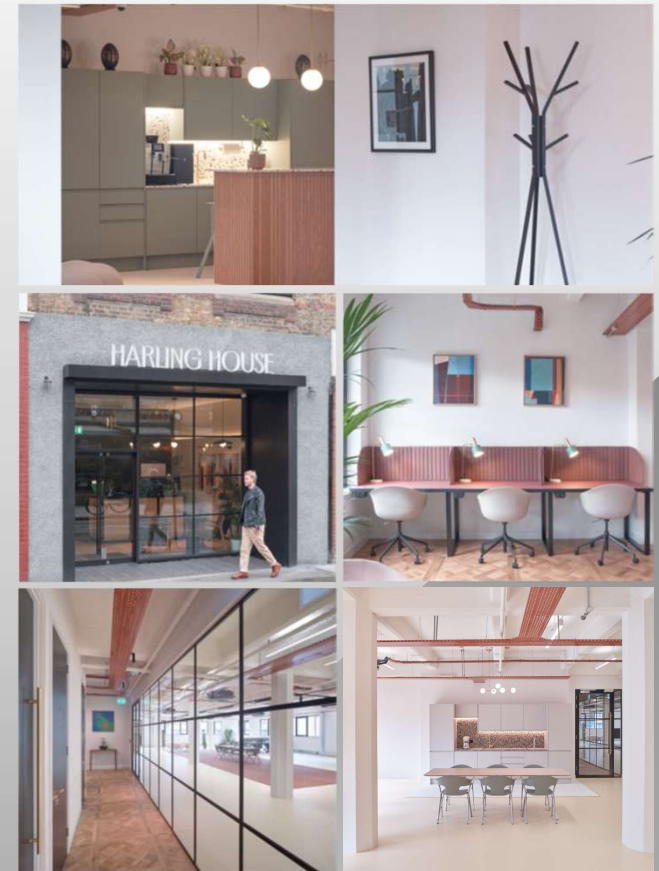
Associated building and fit-out works to deliver a complete refurbished office environment.

Project Remit

CAT A+ refurbishment of Harling House, Southwark, comprising full internal reconfiguration and fit-out to deliver high-quality, modern office space. The works were designed to provide a distinctive and contemporary environment, incorporating upgraded core facilities and enhanced external presentation.

Challenges and Solutions

The project was delivered within an occupied building, requiring careful coordination of works to minimise disruption to existing tenants. In addition, external remedial works were undertaken at height, requiring specialist access solutions. These challenges were managed through phased delivery, controlled working practices and the use of specialist access methods, including abseiling, to safely complete external works.



Location: **Harling House, London**

Client: **Venaglass**

Main Contractor: **COYS Construction**

Value: **£300k**



Fit Out Works



Half Million Cafe

Hospitality fit-out and refurbishment

Scope of Works

Full strip-out of existing commercial space
Internal reconfiguration to suit café layout and operations.

Installation of new partitions, joinery and service areas.

Fit-out of front-of-house and customer seating areas.

Upgrade of back-of-house and preparation spaces.

Internal finishes including walls, ceilings and flooring.

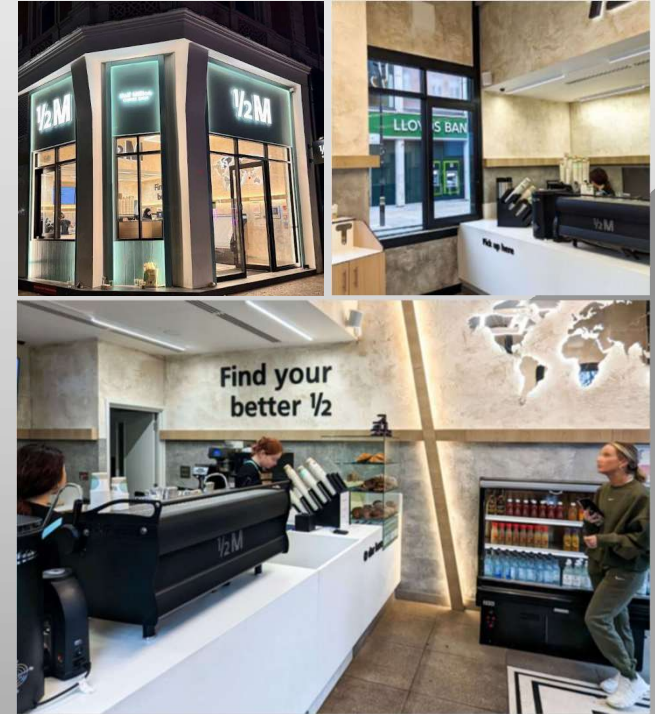
Associated building works to deliver a complete operational café.

Project Remit

Full strip-out and refurbishment of an existing commercial unit to deliver a high-quality café environment for Half Million. The works transformed the space into a modern, functional and premium setting aligned with the brand's identity and expansion within London.

Challenges and Solutions

The project required the delivery of a high-end finish within a commercial setting, ensuring the final environment met both operational requirements and brand expectations. This was achieved through careful coordination of trades, attention to detail in finishes, and structured sequencing of works to maintain quality throughout the fit-out process.



Location: **Half Million Cafe, London**

Client: **Half Million Cafe**

Main Contractor: **COYS Construction**

Value: **£300k**



Fit Out Works



UCL John Dodgson House Refurbishment

Flat, Communal and Plant Room Fit Out

Scope of Works

Bedroom and Ensuite Fit Out

Strip Out of Redundant Materials.

Latex to floors where required.

Alter air ducts to suit new façade.

Preparation of walls, woodwork and ceilings.

Electrical works – RCBO's, LED's, sockets, shaver points, towel rail, extract fans.

Decorations including woodwork, walls and ceilings.

Lay and fit new carpet tiles in all bedrooms.

Fit new vinyl in bedrooms and room bathrooms.

Decorate walls, ceilings, door woodwork and window frames in bedrooms and ensuites.

Supply and install new furniture.

Communal Areas

Rip out and remove existing carpet and vinyl in corridors

Latex existing floor throughout

Electrical works – LED's and sockets

Preparation of woodwork, walls and ceilings

Lay and fit new carpet tiles

Final coat walls, woodwork and ceilings

Kitchens

Strip out of existing kitchen and vinyl flooring

Latex flooring inside kitchens

Install new kitchen units, ovens breakfast bars and new appliances

Lay and fit new vinyl flooring

Prep and paint to a high finish

Plantroom

Strip out of existing mechanical appliances and pipework

Plant installation - AO Smith Buffer Vessels 2 X GLC Units, U0061

Heating – Change Pipework and Valves in entire Plantroom

Domestics – Change Pipework and Valves in entire Plantroom

Water Treatment and Chlorination

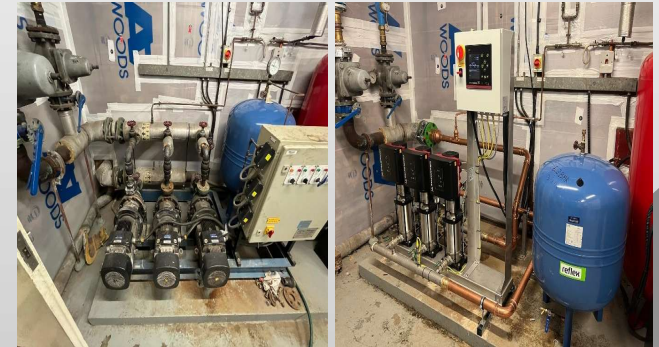
Mechanical Movements

Removal of all Redundant material (not incl any asbestos)

Slab Extension for Cylinders

Test and issue certification on completion

Plantroom Before and After



Reception Before and After



Challenges and Solutions

A very tight programme was asked for which evolved and involved a considerably amount of additional works and there were many different trades working in the same areas. We achieved the works but careful planning, daily meetings to address unknowns and ensuring we had the correct skilled labour on site.

Location: **UCL John Dodgson, London**

Client: **University College London**

Main Contractor: **Confidential**

Value: **£1.88M**



THANK YOU
COYS Construction Ltd
www.coysconstruction.co.uk