

HOMYZE

COMPLIANCE AS A SERVICE

Your partner in regulatory
property maintenance





A SINGLE SOLUTION FOR ALL YOUR REGULATORY
REQUIREMENTS

Surveys | Servicing | Certification

A COMMENT ON COMPLIANCE

For the most part, regulatory requirements and compliance is there to protect us all. It will never prevent all accidents but should ensure that we all meet our obligations in minimising risk for occupiers and tenants.

Hiring certified and accredited professionals is the most important first step in ensuring properties for which you are responsible are compliant.

THE REQUIREMENT TO ENSURE COMPLIANCE RESTS WITH THE PARTY RESPONSIBLE FOR MANAGEMENT. THIS COULD BE AN AGENT, A RMC OR THE LANDLORD THEMSELVES

Your supplier's membership of SafeContractor, CHAS, Acclaim or any of the otherSSIP schemes is generally a good indication that they take health and safety seriously and have the knowledge and training to ensure risks are minimised where possible.

In many regards, ensuring that you are compliant comes down to common sense. For example, you should ensure that lighting in communal areas is adequate and in working condition: if emergency lights are out these need to be replaced immediately as they can be a cause of trips and hazards.

Examples of other compliance requirements include the following:

- Risk Assessments of Communal Areas
These can often be produced by your contractors and should be done in the event that you have scheduled rather than reactive maintenance. This is a requirement under the Health & Safety At Work Regulations 1999.

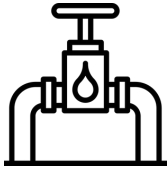
- Fire Risk Assessments
Every multi-tenant property should have a Fire Risk Assessment and this is the responsibility of the landlord. For residential blocks, Fire Officers can access at any time and ask to see a copy. Enforcement notices can be filed if required.

- Legionella Testing
Again, the responsibility of the landlord or their agent, there is a duty to control the risks of legionella and this should start with a risk assessment outlining any actions required.

The above is obviously not an exhaustive list. If you need any help with pricing of recommended remedial works or need help with these or any other aspects of compliance, just get in touch.

CORE SERVICES

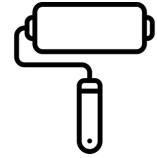
In addition to providing a compliance solution, Homyze is your single source for all property maintenance requirements. We cover all of the services that you are likely to require and if not, let us know what you need - we're always here to help.



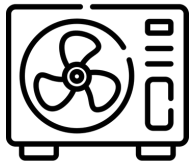
Plumbing & Drainage



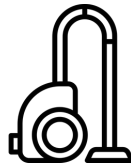
Pest Control



Painting & Decorating



Heating & A/C



Cleaning



Gardening & Grounds



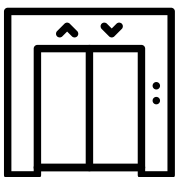
Fire Protection



Electrical & PA Testing



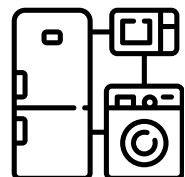
Certificates & Reports



Lift Maintenance



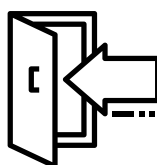
Security



Commercial Appliances



Roofs & Gutters



Emergency Lighting



Lightning Protection



A

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S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

YOUR COMPLIANCE CALENDAR. SORTED

Like having a robust PPM strategy, having a considered solution for all your compliance and regulatory requirements means that you can get on with the other parts of your role. Plus, whenever you need details of a site visit and the associated documents, you can login to your Homyze portal to get everything you need.

At Homyze, we want to make property managers' lives just that little bit easier. We will work with you to get the necessary assessments in place; undertake any remedial works or actions required and then ensure the necessary documentation is in place to avoid legal non-compliance upon the next scheduled or random assessment.

We also want to ensure that you and your occupiers and tenants are always aware of upcoming visits. Just login to your Homyze portal to see a full calendar of your compliance or scheduled tasks to let your clients know that their health, safety and wellbeing is as important to you as yours is to us.

Standard Lift Service PPM
Workspace Group Ltd, London, SE1 7SJ

Tasks	June 2019					July 2019				August 2019				
	2 - 8	9 - 15	16 - 22	23 - 29	30 - 6	7 - 13	14 - 20	21 - 27	28 - 3	4 - 10	11 - 17	18 - 24	25 - 31	
Task 1														
Task 2														
Task 3														
Task 4														
Task 5														
Task 6														

Planned work Suggested change Available week Unavailable week

Once a risk assessment is produced, and the suggested frequency of re-attendance has been determined, Homyze will then schedule this visit and provide you with reminders in advance.

In addition to providing you with the full range of compliance requirements, Homyze can also provide you with complete PPM delivery, according to SFG20 guidelines or your own or our recommendations.

ALL NON-DOMESTIC PREMISES, INCLUDING THE COMMUNAL AREAS OF RESIDENTIAL BLOCKS REQUIRE HEALTH, SAFETY & FIRE RISK ASSESSMENTS.

Regulatory Reform (Fire Safety Order 2005) and Management of Health & Safety Regulations 1999

THE HOMYZE SOLUTION

Homyze provides you with a complete solution for your property maintenance requirements, both reactive and scheduled. We view ourselves as partners in your business and will tailor our offering to each client.



24/7 Helpdesk Function



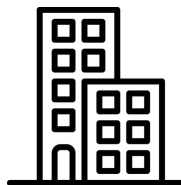
'Always On' Cloud Solution



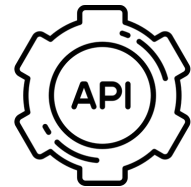
Secure Access



Customer Portal



Commercial & Residential
Property Maintenance



Integration Options



Analytics built in



Contractor management



Customisable Reports

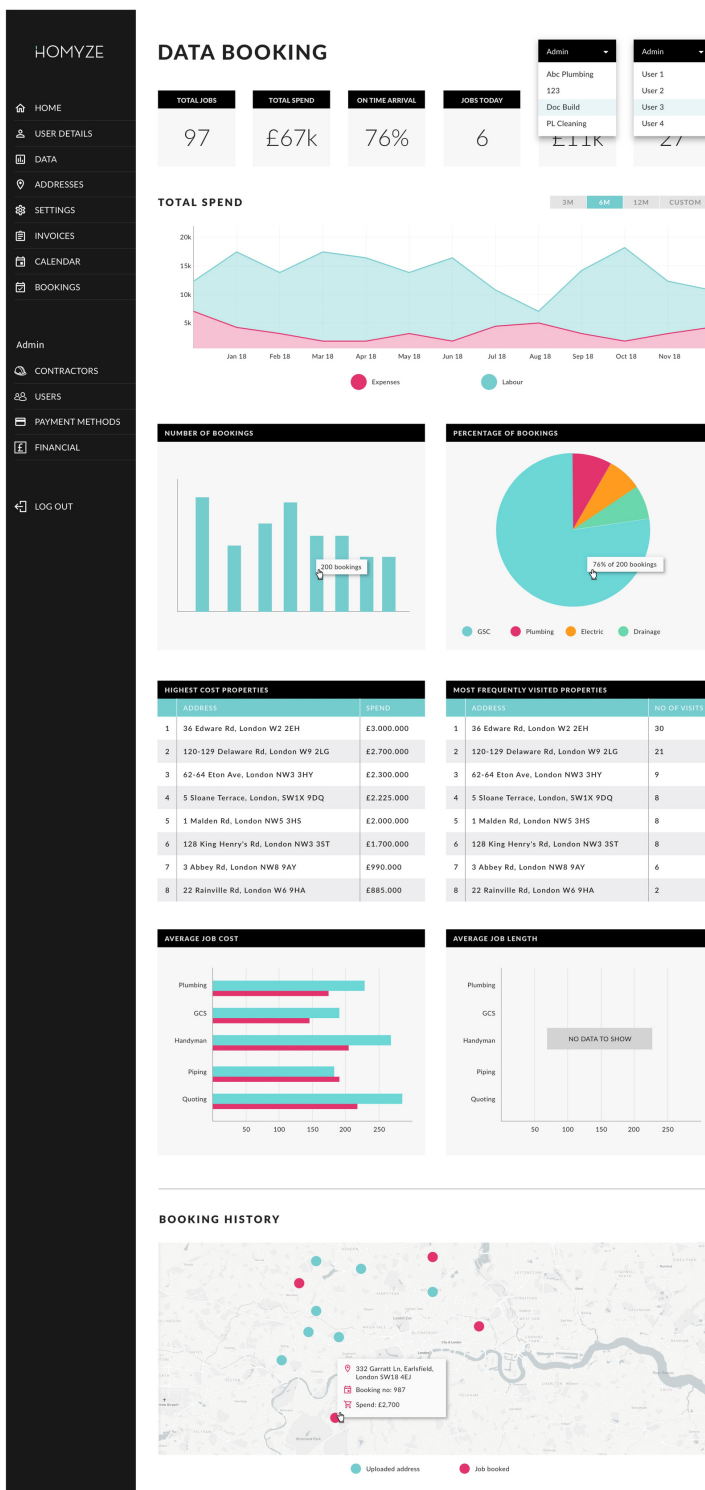
A system solution or a best in class contractor ... it's your choice.

Homyze works with our enterprise clients to ensure that their solution is completely fit for purpose.

The Homyze system can be integrated with existing solutions or incorporate customised SLAs, escalation procedures and KPIs.

THE HOMYZE PORTAL

PERSONALISED PROPERTY MAINTENANCE



Your Homyze account provides you access to a customised property maintenance portal. Your portal provides you with a detailed record of all spending and maintenance on all properties stored within your account.

ACTIONABLE INSIGHT ACROSS YOUR PROPERTY PORTFOLIO

The customer portal allows you to:

- view and edit account details
- place new bookings
- get maintenance costs at both property and account level
- highlight anomalies in terms of maintenance costs
- view full contractor management analytics
- customise SLAs
- store documentation such as job records, certificates and reports
- get alerts and view a calendar for upcoming scheduled jobs

If you need additional reports or have specific requirements, just ask and we will always do whatever is possible to accommodate.

Exit



CASE STUDY

Regulatory

STRATFORD, LONDON



Homyze works with one of the largest landlords in East London on both their PPM programme and for their regulatory and Health & Safety (H&S) requirements. The property above is an example of those within their portfolio and is a residential development of 17 one and two bedroom apartments in the Stratford area. The development was completed in 2017 and is fully let on Assured Shorthold Tenancies (ASTs).

Undertaken as a build to rent (BTR) scheme, compliance plays a critical role for the landlord in discharging their legal obligations.

In this instance, Homyze was asked to use third party software for tracking compliance, something we are happy to do for our larger clients.

CLIENT SERVICE LINES

Gas Safety Record (GSCs)
Electrical Installation Condition Reports
(EICRs)
Lift Maintenance

Fire Risk Assessments
Portable Appliance Testing (PAT)
Smoke & Carbon Monoxide Detectors

CASE STUDY

Regulatory

BOROUGH, LONDON



The property is a residential development in Borough, a bustling central precinct south of the River Thames. This recently completed, gated development provides high-end living for its residents with amenities including access to the immaculate communal gardens, a children's play area and an allotment. There are also a number of cycle storage areas, a 24 hour security service and a concierge.

With rents having been achieved at levels around 20% above those in the immediate area, Homyze was required to ensure that facilities were maintained to the highest standard and most importantly that the building was compliant.

SERVICE LINES

Fire Alarm & Emergency Lighting
Fire Evacuation Plan
Legionella testing
Electrical testing

Sprinklers
H&S and Fire Risk Assessments
Fire Signage
Boiler Checks/HIUs



Some of our clients



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