



Client: Westminster Council **Value:** £12 million
Contract: MTC TCP 05 **Period:** 2007-2017

THE PROJECT

CityWest Homes is the leading provider of housing management services in Westminster, managing and maintaining over 21,000 homes across the borough. Oakray Ltd provides a comprehensive range of mechanical and electrical support services to help maintain and improve the council's property portfolio for the benefit of its residents. Planned project works include rewires, commercial installations, remedial works and upgrades to mains and distributions systems. Fire alarm and door entry system installations along with emergency lighting inspections help to ensure safety and security, whilst installation and maintenance of renewable technologies helps reduce CO2 emissions and reduces fuel costs. Oakray Ltd also provides a planned preventative maintenance programme, electrical installation condition reporting and electrical day to day repairs, with a 24 hour emergency support service.

CityWest's property portfolio includes:

- Victorian and heritage properties in registered conservation areas
- Distributed street properties
- Highrise and lowrise flats
- Sheltered homes
- Estate offices



DELIVERING THE SOLUTION

- Detailed planning, monitoring and reporting for compliance and planned maintenance
- Appointing dedicated engineers for geographical areas
- Establishing relationships with local suppliers, minimising downtime and disruption
- Real time reporting via PDAs and electronic inspection certificates
- Implementation of condition based maintenance programmes

RESULTS

- Exceeding the clients KPI targets
- Reducing day to day repairs
- Reduction in energy usage and CO2
- Improving building compliance
- Production of a detailed asset register
- Improving 1st time fixes



**Designed.
Installed.
Managed.
Maintained.**

