

Our range of services



Right first time every time

JOS Property Services operates in London and South East England. Our work encompasses everything expected in a specialist property services contractor.

JOS has worked consistently to create a progressive, diversified general construction company that can undertake refurbishment and building work in both the public and private sectors. Since the company formed we have experienced sustained and steady growth based on integrity, quality workmanship and teamwork.

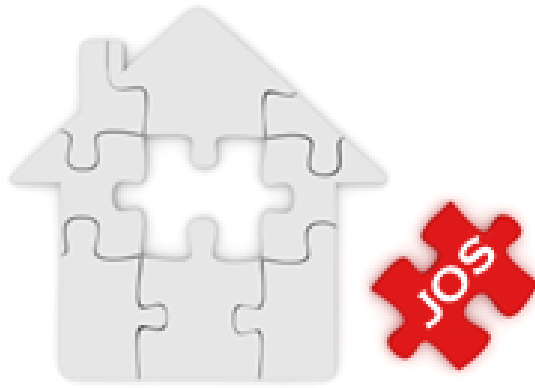
Work undertaken currently ranges from Cyclical Decoration Programmes to refurbishment of temporary social housing stock/void properties to landlords portfolio management.

We are experienced practitioners who take pride in bringing a unique value to our service. We will never compromise on quality. Client & resident satisfaction is of paramount importance to JOS' working culture. We take pride in making that extra effort for our clients and residents.

At JOS we understand our clients' needs and culture. In a sector famed for its larger constructors our commitment for customers total satisfaction sets us apart from others. We work flexibly, reliably and to high standards to ensure everyone we work with feels looked after.

JOS has concentrated efforts over the last 10 years to work to tight deadlines which has earned us a reputation for reliability and expertise. In April 2008, JOS Property Services formed a partnership with Pathmeads Housing Association. As part of our partnership, JOS undertake all maintenance/building works relating to housing within Islington, Haringey & Enfield boroughs. Additionally we work with several housing associations covering all post codes in Hillingdon, Uxbridge, West London, East London, South East London & Essex.





What we do

JOS are fully equipped and qualified to carry out the following services:

- Void Works: Refurbishment of empty properties
- Decent Homes Standard Kitchen & Bathroom Installations
- Cyclical Programmes: Internal/Communal & External Decorations
- Responsive Repairs
- Planned Maintenance
- 24 hr Emergency Call out service
- Gas Works: CP12 Certification etc
- Electrical Works: NICEIC Periodic Inspection Certification etc
- Disabled adaptation Installation
- Registered Locksmiths: Evictions, Forced Entry without damage, Lock change
- Provision of Furniture, White goods, Carpets, Curtains & Nets, Vinyl, Non-slip flooring
- Landlords Agent: Portfolio Management incl. Grounds & Communal Area





Our results

As part of our Partnership with Pathmeads Housing Association, we record on a daily basis residents' feedback about our service, including a 5 point questionnaire completed on handheld PDA's. This information is sent directly to our database, which our clients can view at any time.

OUR RESIDENT SATISFACTION SURVEYS REPORT ON AVERAGE 98% SATISFACTION, WHILST WE HAVE A 100% RECORD FOR RESPONSIVE REPAIR APPOINTMENTS KEPT.

It has always been part of our culture at JOS to provide the best quality service to our clients' and residents. The **Tenant Services Authority Six National Standards** makes clear the framework and benchmarking from which we should adhere in order to protect residents.

JOS takes these obligations and the quality of our service provision today and in the future very seriously. We have invested in IT hardware and software, such as hand held PDA's collecting our Residents' Satisfaction Surveys and our bespoke Responsive Repairs Booking system which our clients can access remotely. This allows our clients to book an appointment with the resident immediately when the resident calls in to report a repair. No duplicate systems, residents have an appointment time slot (max 2 hrs) and statistics for all appointments attended, accessed and completed first-time meeting our KPI obligations.

We conduct tool-box talks on a regular basis and consider the on-going training of our staff imperative to the development of the company as a whole. Health & Safety is a key issue for the building industry. Working safely is part of our every day practice and culture. In educating our staff we safeguard the people we work with and areas in which we work, we also protect our reputation.





Landlords

Whether you are a landlord of a single property or a growing portfolio, the quality of service you receive from JOS Property Services LTD (JOS) remains the same. Reliable and Excellent value for money.

JOS has worked directly with housing association's (HA's) and independent landlords (LLD's) in preparing their property to meet HA's standards and also for private lets. JOS will assist in communication with HA's to insure the process is as stress free & as cost efficient as possible for LLD's.

We understand the stress caused by a maintenance repair request or a lease renewal specification. Additionally; we understand such repairs need to be completed quickly, often within a specified period.

JOS is on hand to assist by carrying the repair efficiently and if required we will confirm with the relevant HA the repair has been completed. We are equipped and qualified to carry out all repairs, which are categorised in our "What We Do" section.

All you need to do is contact our Landlords Repairs team on 0208 459 7794, who will be happy to discuss your requirements and provide you with an outline price & time scale to complete the job.

Alternatively you can complete the form to the right of this page, and someone from the Landlords Repairs Team will be in touch with you shortly.

