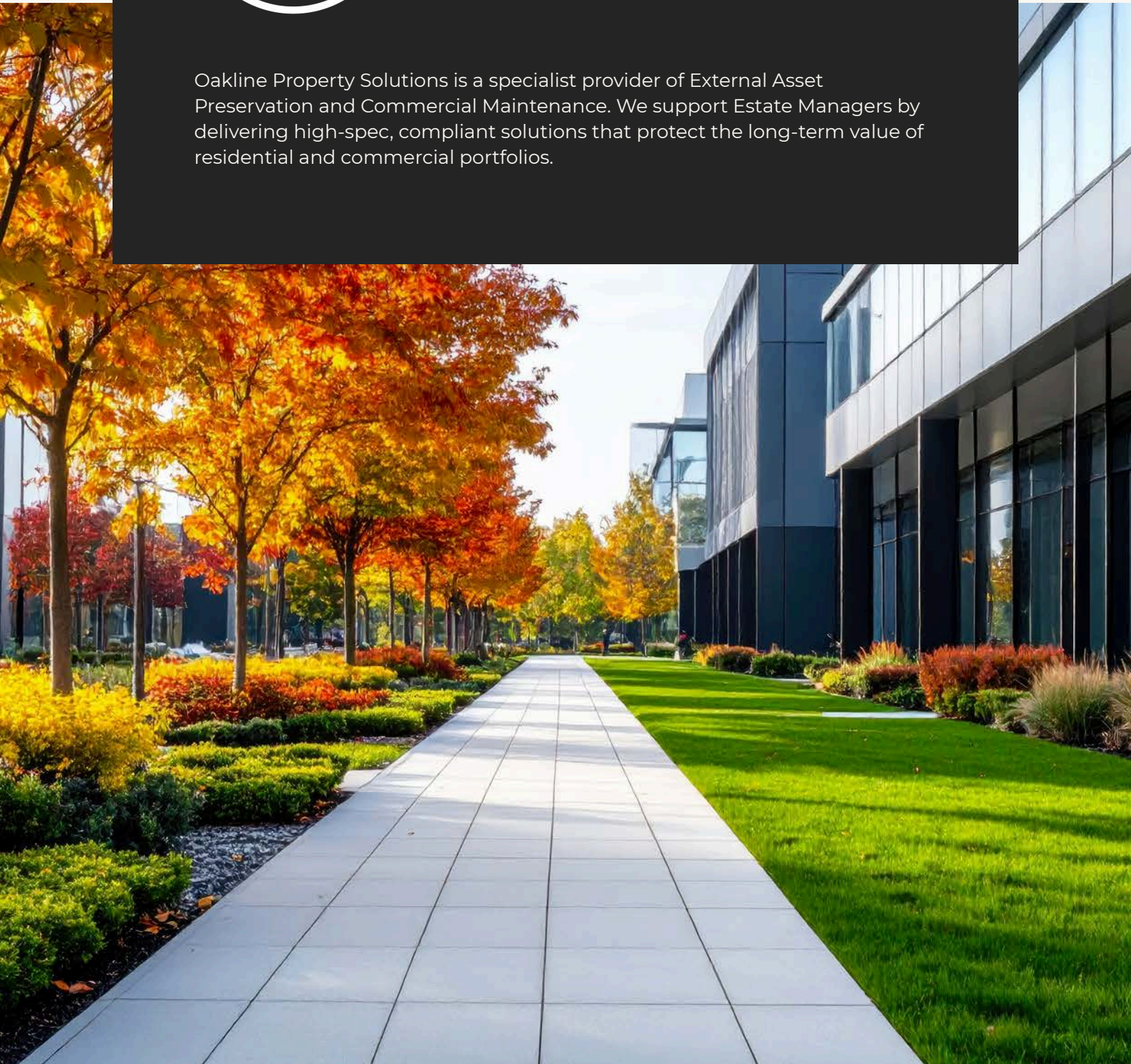


SPECIALIST COMMERCIAL PROPERTY MAINTENANCE



Oakline Property Solutions is a specialist provider of External Asset Preservation and Commercial Maintenance. We support Estate Managers by delivering high-spec, compliant solutions that protect the long-term value of residential and commercial portfolios.





# PROTECTING ASSET VALUE

## Enhancing Reputation

The exterior of a property is the first thing a visitor sees, and the first thing an investor judges. At Oakline, we provide the precision maintenance required to keep premium commercial and residential assets in peak condition. Trusted by estate managers and developers, we partner with you to mitigate risk, ensure compliance, and protect the long-term value of every building we serve.

### The Heart of Oakline:

Your Single, Reliable Partner

We provide a comprehensive range of professional maintenance services, offering a single, accountable partner. As a family-owned business, we are dedicated to the quality of our services.

- **Risk Mitigation:** We identify and eliminate hazards before they become costly liabilities. From eliminating dangerous moss and algae on high-traffic walkways to clearing hidden blockages in your guttering systems, our proactive approach protects you from personal injury claims, structural water ingress, and compliance failures.
- **Asset Protection:** Proactive maintenance prevents expensive structural repairs and preserves your building's kerb appeal. By routinely applying our services, we actively extend the lifespan of your exterior safeguarding your investments ensuring your property always looks its best.
- **Total Reliability:** A high-end service delivered with discretion, ensuring minimal disruption to tenants and operations.
- **A Single Partner:** One reliable point of contact for your entire portfolio, from windows to every external detail.

### Ideal For Organisations Looking To

- Enhance building appeal and tenant experience
- Create a premium, welcoming environment
- Increase footfall and visitor engagement
- Deliver seasonal impact without operational strain
- Support sustainability and ESG objectives



# TABLE OF CONTENT

<a href="#">Company Information</a>	1
<a href="#">Protecting Asset Value</a>	2
<a href="#">Reach &amp; Wash Window Systems</a>	4
<a href="#">High-Pressure Washing &amp; Surface Restoration</a>	5
<a href="#">Moss, Weed Removal &amp; Surface Sweeping</a>	6
<a href="#">Gutter Vacuuming &amp; Camera Survey Inspection</a>	7
<a href="#">Landscape and Grounds Maintenance</a>	8
<a href="#">Landscaping &amp; Design</a>	9
<a href="#">Professional Standards &amp; FAQ</a>	10
<a href="#">Contact</a>	11



# REACH & WASH WINDOW SYSTEMS

## Comprehensive Exterior Solutions

Our services extend beyond glass cleaning; we preserve and maintain your entire building envelope.

- Multi-Storey Windows & Facades
- Solar Panel Cleaning
- Cladding & Signage
- Canopies & Awnings
- Gutters, Soffits & Fascias
- Bike Shelters
- Commercial sign cleaning

High-rise glass and cladding are expensive and difficult to maintain safely with traditional methods, often bringing a host of operational and health and safety risks from ladders: scaffolding, disruptive cherry-pickers, harsh chemicals, and results that simply don't last.

**Oakline Property Solutions** offers a better way. Using purified, heated water, we reach multi-storey windows from the safety of the ground.

- **Zero Disruption:** No heavy machinery, no scaffolding, and no ladders. We operate quietly and efficiently, ensuring your staff, tenants, and customers are completely undisturbed.
- **Ground Level Safety:** Our Reach & Wash system allows us to clean multi-storey buildings safely from the ground. This instantly eliminates working at height risks, simplifying your Health & Safety compliance.
- **Streak-Free Finish & Longer Lasting Clean:** Demineralised water maintains cleaner windows for longer as it removes all mineral deposits, resulting in a spotless surface that prevents dirt particles from clinging to the glass—something traditional methods fail to achieve.
- **Heated System:** Heated water improves the efficiency and quality of window cleaning by effectively breaking down stubborn grease, dirt, and residues.
- **Solar Maintenance:** Precision cleaning to ensure panels operate at maximum energy efficiency.
- **Eco-Friendly:** No harsh chemicals or detergents. Our system relies solely on the cleaning power of heated pure water, preventing harmful runoff and supporting your company's environmental goals.

# HIGH-PRESSURE WASHING & SURFACE RESTORATION

Dirty exterior surfaces are more than just unattractive—they pose a real risk. Untreated organic growth such as moss and algae can lead to serious slip and fall hazards; likewise, untreated and unsanitised bin store areas present a major hygiene threat, encouraging bacteria, unpleasant smells, and pest infestations.

**Oakline Property Solutions** offers a resolution.

Providing industrial-grade high-pressure washing we safeguard your assets with care, ensure the safety of your walkways, and minimise the risk of serious health concerns, while restoring your property's exterior to a pristine, welcoming condition.

- **Proactive Risk Management:** Our deep-cleaning eradication of moss, algae, and lichens instantly removes dangerous friction loss on walkways and steps, keeping you compliant and everyone safe.
- **Eco-Conscious & Drainage Safe:** We prioritise the mechanical force of water over harsh chemicals. When deep-seated oil or biological matter requires extra help, we use only 100% biodegradable, environmentally friendly treatments that are entirely safe for your site's drainage systems and surrounding landscaping.
- **Regular sanitation:** Tailored recurring treatments neutralise odours, disinfect against bacteria, and repel pests, converting a significant health risk into a revitalised safe space that attracts no unwanted attention.
- **Asset Protection:** Our operators use advanced, adjustable-pressure systems. We apply high-intensity force for resilient concrete, and switch to specialised, gentle "soft washing" for delicate surfaces, ensuring your property is cleaned without ever being compromised.
- **Preventative Maintenance:** By routinely removing invasive organic growth and industrial grime, we prevent long-term surface degradation, saving you in premature resurfacing and repair costs.

## TARGETED SURFACE RESTORATION

Our services tailored to suit every area of your footprint:

- Service Area
- Walkways, Pavements & Steps
- Car Parks, Driveways & Loading Bays
- Bin Stores
- Decking & Timber Features
- Vehicle Fleets
- Channel drain clearance



# MOSS, WEED REMOVAL & SURFACE SWEEPING

Uncontrolled weed and moss growth creates dangerous, slippery conditions for pedestrians, as well as, conveying the image of a poorly maintained space, which masks the genuine value of a property.



## OAKLINE PROPERTY SOLUTIONS OFFERS A RESOLUTION.

We use mechanical wire-brush technology to eliminate moss and weeds at the root, restoring the safety and appearance of your grounds without relying on harsh chemicals.

### Versatile Surface Restoration

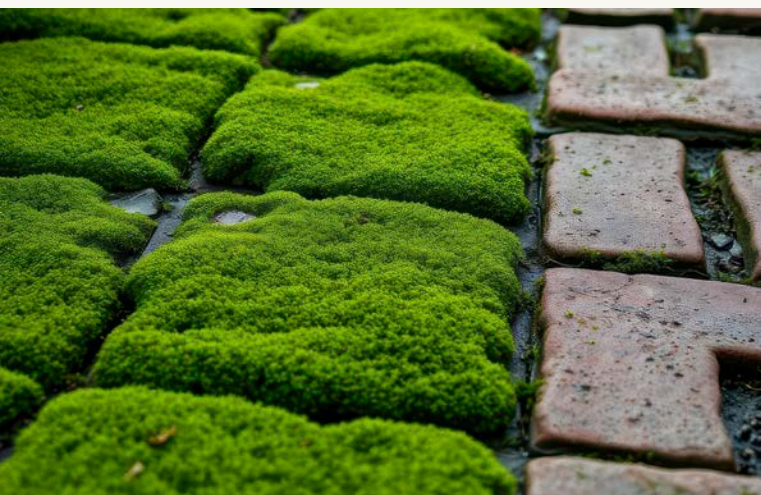
From car parks to specialised sports pitches, our brushing technology adapts to your specific environment:

- Commercial Walkways & Hardscapes (Tarmacadam, Block Paving, Concrete, Brick)
- Building Exteriors & Boundaries (Roofing, Boundary Walls, Stonework, Render)
- Sports & Recreational Surfaces (Artificial Turf, 3G Pitches, Tennis Courts, Rubber Play Surfaces)

**Precision Asset Protection:** Our operators use adjustable machinery settings, modifying bristle height and angle for either vigorous extraction or gentle sweeping. This ensures we aggressively target the moss while strictly protecting your underlying materials.

**Proactive Risk Management:** Thick moss behaves similarly to ice when it is wet. By thoroughly removing organic growth, we significantly reduce the chances of accidents occurring on your premises.

**Chemical-Free & Waterless:** We achieve superior results using mechanical engineering, not toxic chemicals. Our industry-leading machinery powers specialised wire brushes to uproot vegetation. This zero-chemical and waterless approach perfectly aligns with your company's ESG and environmental targets.



# GUTTER VACUUMING & CAMERA SURVEY INSPECTION

Blocked gutters are one of the primary causes for serious water ingress, dampness, and structural deterioration in commercial properties. They are difficult to maintain safely, often bringing health and safety risks related to ladders, scaffolding, and intrusive cherry-pickers. Due to the hidden nature of this problem from ground level, it is often not made aware of it until costly interior damage has already occurred or unsightly growth becomes visible on the exterior.

**Oakline Property Solutions** takes the guesswork out of roofline maintenance.

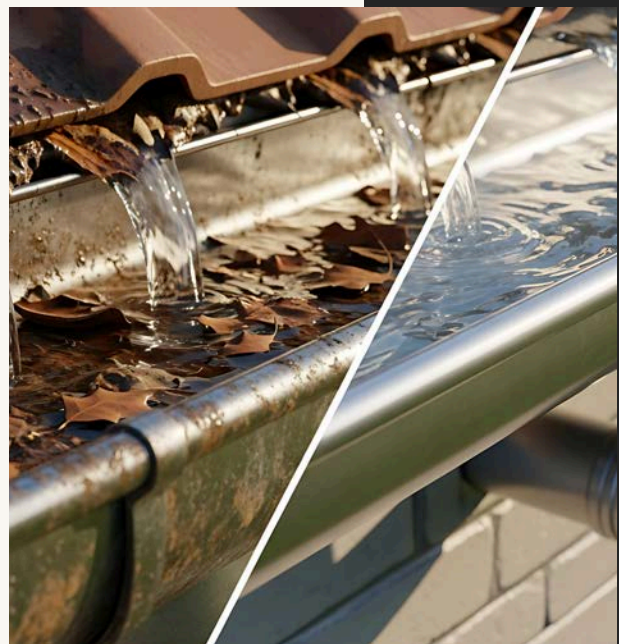
Our services deliver high-reach gutter vacuuming integrated with live camera inspections. We clear out blockages that are hidden from view, providing visual evidence of our effective work, safeguarding the property, all performed safely from the ground.

- **Zero Disruption:** No heavy machinery, no scaffolding, and no ladders. We operate efficiently and at an appropriate time, ensuring your staff, tenants, and customers are completely undisturbed.
- **Ground Level Safety:** Our telescopic vacuuming system allows us to clean multi-storey buildings safely from the ground. This instantly eliminates working at height risks, simplifying your Health & Safety compliance.
- **Visual Evidence & Transparent Reporting:** We conduct before and after photos and videos, offering clear visual documentation, ensuring you have complete reassurance and the necessary reports to meet stakeholder and insurance demands, as well providing insight to any defects or suggestions for repairs.
- **Direct & Powerful:** Unparalleled high-suction performance, our industrial vacuums effortlessly extract even the most stubborn, deeply rooted growth and compacted debris.
- **Asset Protection:** Routinely removing compacted leaves, heavy moss, and debris, allows water to flow safely away from your building, preventing overflowing gutters, and preventing related property issues.

“

*"Partnering with Oakline has made managing our properties smoother and more cost-effective. Their responsiveness to ad-hoc requests is invaluable."*

**Sean Morrison,  
ECMS**





# LANDSCAPE AND GROUND MAINTENANCE

**Visual Evidence & Transparent Reporting:** Guarantee complete transparency, we issue a comprehensive job card after every single visit, providing you with visual before-and-after reporting, immediate alerts on any safety concerns, and expert preventative maintenance recommendations.

**Proactive Safety and Risk Management:** Our efforts are not limited to maintaining green spaces; we are dedicated to ensuring safe environments. From prompt autumn leaf removal to proactive winter gritting, we actively minimise slip, trip, and fall risks before they lead to accidents.

**Reliability:** We provide customisable service contracts that outline the scope of work, ensuring scheduled and responsive maintenance that keeps your property in line with the agreed specifications throughout the year.

**ESG & Eco-Conscious Practices:** We prioritise your corporate biodiversity and environmental goals. We utilise sustainable mulching techniques wherever possible, and when treatments are required, we implement carefully chosen, low-impact plans that protect both site health and local ecosystems.

**First Impressions:** We guarantee that every inch of your outdoor area showcases the highest levels of care, assisting you in attracting and retaining high-quality tenants and clients.



*Oakline Property Solutions understands that first impressions define a property's value.*

Comprehensive and proactive grounds maintenance that exceeds mere mowing. We partner with you to deliver meticulously maintained landscapes that enhance your property's prestige, ensure absolute site safety, and keep you firmly aligned with your environmental targets.



Unaddressed damage to the landscape presents security and health and safety risks. Uninspiring or unused exterior represents missed commercial opportunities; and the absence of wellness spaces is a vital factor in the current market.



**Oakline Property Solutions** provides bespoke commercial landscaping and design.

We create elegant, highly functional environments. Working in close partnership with you, we deliver transformations and remedial services that enhance your property's prestige, improve site security and keep clients and tenants safe.



*Every project is executed with meticulous attention to detail, tailored specifically to your site's needs.*

- Fencing & Perimeter Security
- Grounds Renovation & Restoration
- Irrigation & Water Features
- Design & Installation Service
- Hard Landscaping
- Soft Landscaping & Planting
- Overgrowth clearance

## LANDSCAPING & DESIGN

### Low Maintenance

A beautiful landscape doesn't automatically mean high water expenses. We incorporate smart irrigation and expertly chosen, climate-appropriate planting to ensure your grounds remain visually stunning while keeping long-term maintenance costs low.

### Functional & Secure Spaces

Functional & Secure Spaces: We design with commercial reality in mind. We integrate robust fencing for perimeter security, hardscaping for high-traffic durability, and smart layouts that direct foot traffic safely and efficiently.

### Project Management

We manage all aspects from the initial custom design to the careful execution and ongoing management, ensuring you have one reliable point of contact.

# PROFESSIONAL STANDARDS & FAQ

**Are you fully insured?** Yes. We carry comprehensive Public Liability insurance (£5m) tailored for commercial maintenance. Certificates are available upon request for your audits.

**Do you provide RAMS?** Absolutely. We provide site-specific Risk Assessments and Method Statements (RAMS) for every project to ensure the safety of your tenants, the public, and our team.

**How do you handle waste?** We are an Environment Agency Registered Waste Carrier (License: CBDU597935). All organic and industrial debris is disposed of legally at authorised sites, protecting you from fly-tipping liability.

**What about Health & Safety?** Our ground-based "Reach & Wash" and vacuum systems minimise the use of ladders and scaffolding, ensuring your site remains fully compliant with Work at Height Regulations.

**Can you work out-of-hours?** Yes. We offer flexible scheduling—including early mornings and weekends—to ensure zero disruption for busy retail, office, or residential sites.

**How do we know the job is done?** For high-level work like gutters, we provide a complete visual audit trail. Every service includes a camera survey report with "before and after" footage for your maintenance records, alongside detailed Job Cards to confirm completion and accountability.

**Are your staff vetted?** Our technicians are fully trained, uniformed, and DBS checked, ensuring a professional presence that reflects the standards of your property.



*The details that give you  
peace of mind.*



*Let us handle the maintenance for you; your property solutions start here.*



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