

Engineering Excellence





Trust Integrity Respect

LJJ Ltd is a multi-disciplined organisation capable of completing major mechanical, electrical and public health service contracts in a professional and customer friendly manner.

Established in 2001 as an MEP business from the outset the company was founded with both Mechanical & Electrical expertise at the core of the business. We have over 130 full-time directly employed staff and operate throughout the UK as a privately owned business.

With headquarters in Stockton on Tees along with regional offices in High Wycombe, & Warwickshire LJJ has the ability to service contracts nationwide.

With such a broad portfolio of contracts for public and private sector customers, the company offers an integrated solution working side by side with our customers and their design teams.

Our customers are typically main contractors working in diversified markets. We deliver a strong and flexible offer that enables our customers to work with a single contractor and management team with the proven skills and capabilities to oversee their entire MEP project.

LJJ's sales turnover has consisted of an 80% repeat business ratio year on year.

As a result LJJ are now one of the top 30 MEP contractors within the UK

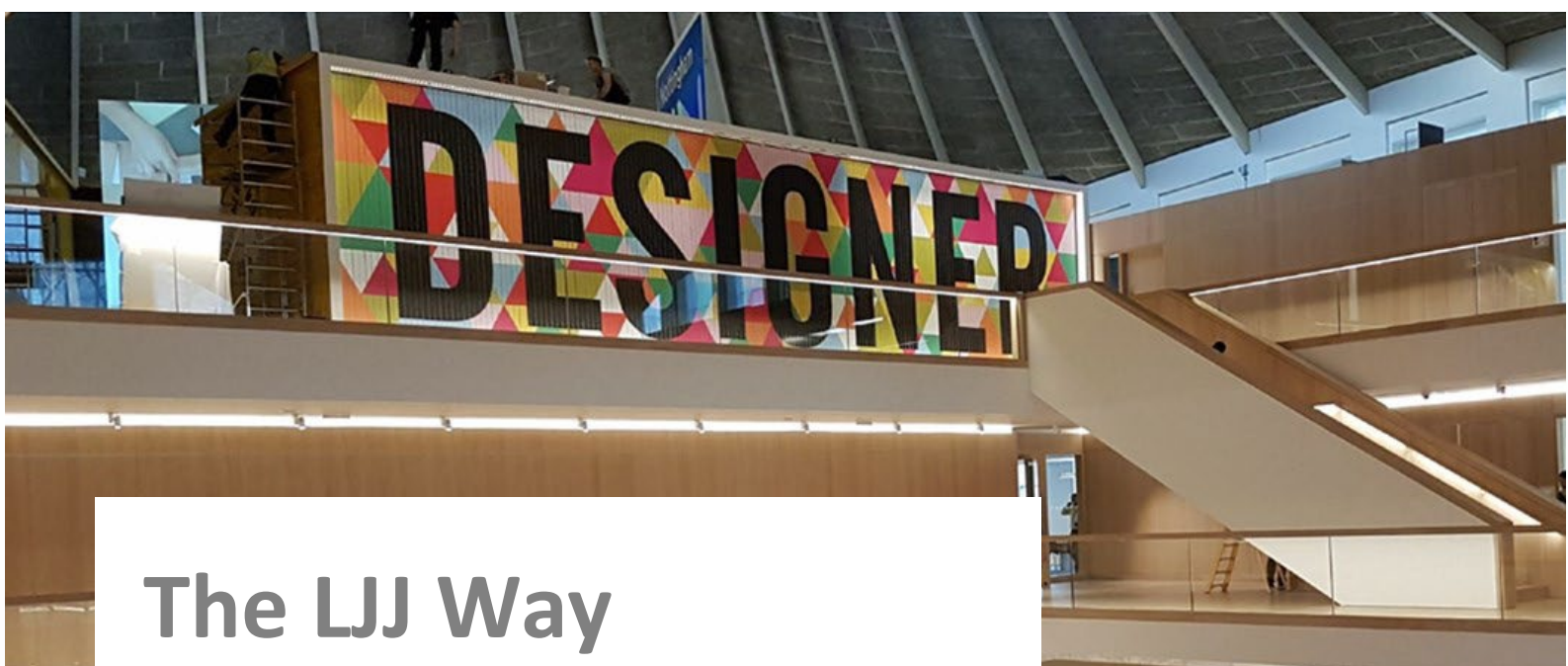


Mechanical & Electrical Contractors

Ink Rooms

Easton Street London





The LJJ Way

Our collaborative & co-operative approach and focus on developing long-term relationships with our customers and their consultants means 80% of our business is repeat business.

This partnering approach is underpinned by the active personal participation of our senior management team in all of our projects throughout every stage.

As a medium sized business, our managers can remain close to each individual project. To support and provide further evidence of our commitment to quality and safety, our company holds relevant quality accreditations, is a member of key industry bodies and initiatives, and has an award-winning safety record.

Our commitment to quality throughout our business and construction processes has led to us being recognised as an ISO9001 company

We deliver a strong offer that includes fit out, refurbishment, new build and further M&E works, such as extensions and additional floors, providing our clients with a single turnkey contractor to manage their entire MEP project .

Our core management team is made up of experienced construction professionals who all have MEP contracting backgrounds, many of whom have progressed through the ranks from apprentices at LJJ.

Since forming LJJ have trained 45 apprentices and will continue to do so in both craft and technical roles.

Our commitment to training and our positive open attitude to our staff has resulted in an excellent staff retention rate.



SPRING NEWS
STUDENT ACCOMMODATION
LONDON

Uta
Mechanical & Electrical Contractors



Safety First

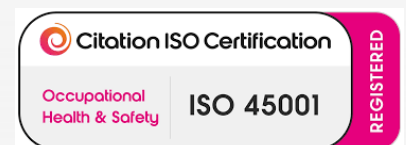
For every project we undertake, our objective is completion on time, to budget and with zero accidents.

We operate a comprehensive Health and Safety Management System and actively foster a safety culture, both within our company, our workforce and in our supply chain.

Independent safety audits and inspections of all our sites are conducted by our external safety consultants. The results are shared directly with site teams and our board of directors, demonstrating that our safety culture is led from the top.

Our strategy is to adopt a zero tolerance approach to health and safety legislation. Non-compliance by our employees and our supply chain, including subcontractors and consultants is not acceptable. We operate a 'yellow' and 'red' card disciplinary system.

We only use consultants, subcontractors and suppliers on our Approved List. Supply chain companies can only join the list by demonstrating 100% compliance with our standards and current legislation and evidence that their personnel are suitably trained.





Inter

NHS
Blaydon Primary
Care Centre

BLAYDON
PRIMARY CARE CENTRE
GATESHEAD





Perfect Product

Our commitment to quality, outstanding and consistent service delivery and continuous improvement is demonstrated by our retention of 90% of our customers through repeat business.

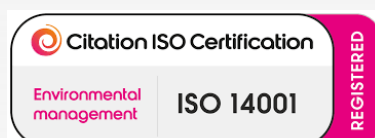
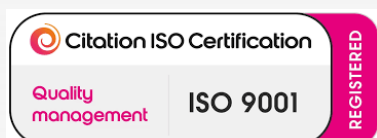
This has also, alongside our focus on quality, improved our customer service and our development of thorough and robust management processes that encourage collaborative team working, which has led to our business being recognised as a quality assured ISO 9001 company.

Through effective communication, our objective is to fully understand our customers requirements so that we can meet and exceed expectations.

Furthermore, the quality assurance strategy that drives our business works in partnership with our environmental policy which is to conserve resources and reduce waste.

We focus on quality so that we can remain at all times a customer focused organisation providing a service designed to exceed expectations.

To support our own quality and environmental standards, we promote understanding and responsibility to our employees and throughout our supply chain with training and awareness initiatives.



Expertise in all Sectors



2,500,000ft2 of
CAT A & CAT B
Office Space
delivered



17,000 residential
units delivered



1,000,000ft2 of
Retail Space
delivered



1,000 Healthcare
Beds delivered



Over 20,000 School places
delivered



30,000ft2 of
Laboratory space
delivered



5,000 Hotel Rooms
delivered



10,000 Student
Accommodation
rooms delivered

A Company of Substance

 Employee Owned	 National Coverage	 94% Staff Retention rate
 £49m Turnover 2026	Project Value range £250k — £35m+	
Hand picked internally promoted Staff	 45 Apprentices trained through LJJ	 Top 30 MEP Contractor
		Established over 20 years
 92 A+ Credit rating	 90% of business is from repeat customers	 Over 250 years combined experienced at Director level



Greenwich Peninsula
Apartments, London



Supply Chain Partners

The quality of our supply chain, its integration into our construction processes and its interaction with our employees underpins our ability to deliver the customer-focused approach that enables us to exceed our customers expectations.

Our supply chain strategy requires the consultants, subcontractors, and suppliers on our approved list to provide their total commitment to our processes.

This means we can ensure our guiding principles of adding value, reducing cost, enhancing quality and delivering superior and sustainable solutions are fulfilled.

We require our supply chain partners to embrace our core values of Integrity, Teamwork, Excellence and Respect to become an extension of our value chain.

“We took a pragmatic approach to achieving the best possible result, which led to an evolving brief throughout the installation process. LJJ’s building services expertise as both an experienced design and installation company ensured that we were able to work collaboratively to adapt to any changes and complete the project on time.”

**Ron Cheles Project Development
Director for Firmdale**

PIRBRIGHT INSTITUTE
DISEASE CONTROL CENTRE
SURREY





Off Site Manufacture

At LJJ we recognise the substantial benefits available when it comes to off-site fabrication and modular systems. We endeavour to utilise prefabrication methods where possible on the majority of our projects.

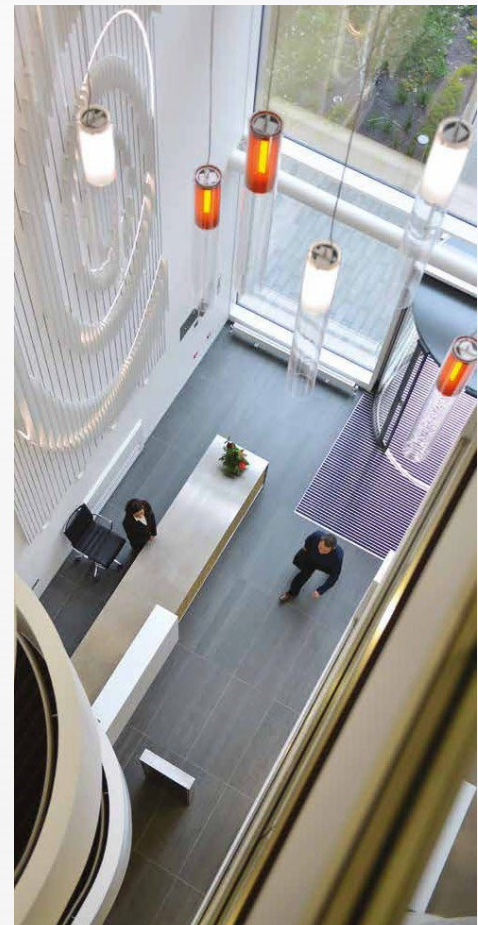
With the benefit of early engagement, our design teams work with our prefabrication partners to highlight the potential systems that can be fabricated off site ranging from packaged plantrooms, pipework and plant on skid-mounted frames, utility cupboards, pipework and drainage systems, valve sets and corridor bracketry systems.

By prefabricating MEP services not only are the onsite hazards greatly reduced but as a result our environmental impact is also reduced with reduced abortive works, better control on materials and a reduced carbon footprint.

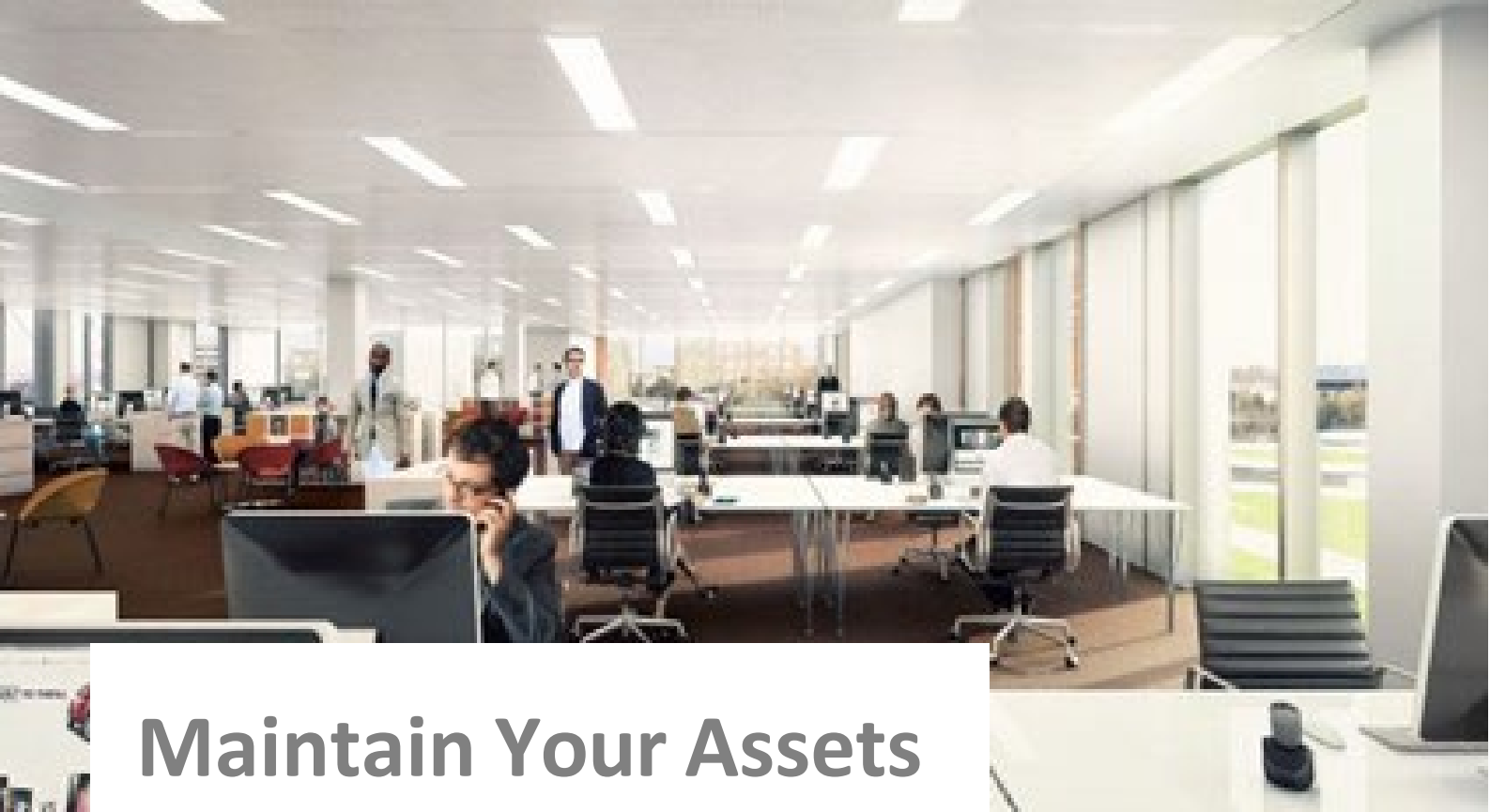
‘LJJ demonstrate a proactive approach to the works, be it during the tendering or construction process. A professional approach is provided through the design, coordination and installation elements, in addition to this the adopted inspection and test plans ensure that quality of installation is maintained throughout.

LJJ also provide technical support where not necessarily directly involved in a particular project, typically this may involve providing input to technical solutions and/or providing product information’.

Alan Sweeney,
Building Services Manager Kier Construction







Maintain Your Assets

Failure to maintain building services properly and complying with current legislation can be costly and dangerous with serious litigation, for building owners and occupiers. There is also a duty of care for the health and safety and wellbeing of guests, visitors, suppliers and employees to ensure sites are kept operationally safe.

Offering a national service LJJ Ltd can assist those responsible to comply with relevant legislation, thus avoiding fines, increased insurance premiums, damaged reputations and minimising risk to the building occupants.

LJJ Ltd provides compliance solutions for all aspects of mechanical, electrical and building services maintenance. We adhere to industry-leading best practices, manufacturer's guidance and the latest legislation with all risks pro-actively managed to minimise hazards to customers their employees, building users, visitors and the public.

Our PPM Plan can be tailored to meet the needs of our customers facilities and individually scheduled to work around our customers and their business operations.

We pride ourselves on our personal approach and by maintaining close working relationships with our customers ensures that we can deliver a professional and efficient solution to suit the individual needs of our customers.



Three Mills Student Accommodation
Stratford London



Design Expertise

At LJJ we recognise the requirement to enhance the tender design where appropriate in order to provide a comprehensive price for a complete system even when the information does not fully cover the detail.

When it comes to Design & Build projects we always include to take the design back to basics regardless of what level of detail has been provided at tender stage.

This ensures that every project LJJ carry out is fully designed at every stage and compliant with the latest regulations and requirements.

LJJ operate a controlled and vetted supply chain built up over many years of working with the same designers who understand how LJJ operate and the high standards we expect.

We only use designers who have the skills and the latest tools to provide BIM models to the level required by the contract and fully analyse how the building will work. This enables us to deliver comfortable and functional internal environments that use natural resources efficiently.

DAKOTA HOUSE
OFFICE REFURBISHMENT
WOKING

LJ
Ltd



National Coverage



HEAD OFFICE — STOCKTON ON TEES



CENTRAL OFFICE — WARWICKSHIRE



SOUTHERN OFFICE — HIGH WYCOMBE



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www.ljjcontractors.com

Expertise in all Sectors



Wembley Eastlands E01 & E02

Wembley, London

Full MEP Installation

MEP Value: £20m

Customer: Wates



Oaklands House, 605 Apartments

London

Full MEP Installation

MEP Value: £20m

Customer: Galliford Try



Centre for Brain Health University of Birmingham

Birmingham

Full MEP Installation

MEP Value: £3m

Customer: Galliford Try



RALL115 Satellite Test Facility

Oxford

Full MEP Installation

MEP Value: £2m

Customer: Willmott Dixon

Expertise in all Sectors



Ham Yard Luxury Hotel

Soho London

Full MEP Installation

MEP Value: £12m

Customer: Firmdale



Kimpton Fitzroy Hotel Russel Square

London

Full MEP Installation

MEP Value: £17m

Customer: S&T Interiors



The Regis Primary & Secondary School

Bognor Regis

Full MEP Installation

MEP Value: £9m

Customer: Willmott Dixon



The WREN School

Reading

Full MEP Installation

MEP Value: £5m

Customer: Kier Construction

Expertise in all Sectors



The Dorchester Hotel

Mayfair London

Full MEP Installation

MEP Value: £4m

Customer: The Dorchester Hotel



Spring Mews Hotel & Student Acc.

Vauxhall, London

Full MEP Installation

MEP Value: £14m

Customer: CLS Holdings



Everyone Leisure Centre

Whitehill and Bordon

Full MEP Installation

MEP Value: £1.6m

Customer: Everyone Active



British Museum

Cutbush Lane, Reading

Full MEP Installation

MEP Value: £7.6m

Customer: British Museum

Expertise in all Sectors



The Pirbright Institute

Pirbright

Full MEP Installation

MEP Value: £4.75m

Customer: Pirbright Institute



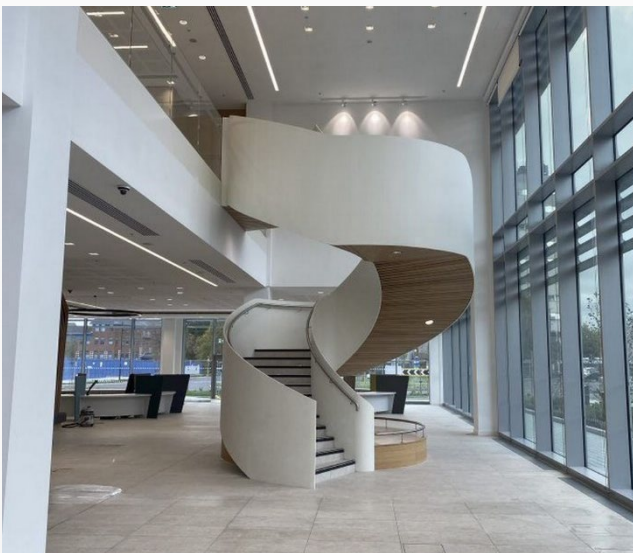
The Design Museum

London

Full MEP Installation

MEP Value: £6.1m

Customer: The Design Museum



Crawley Civic Office

Crawley

Full MEP Installation

MEP Value: £8m

Customer: Kier



Eltham Community Hospital

Eltham

Full MEP Installation MEP

Value: £3m

Customer: Greenwich Teaching PCT

Expertise in all Sectors



Double Tree by Hilton Hotel

Kingston Upon Thames, London

Full MEP Installation

MEP Value: £3.5m

Customer: Fileturn



Studley Castle Hotel

Stratford Upon Avon

Full MEP Installation

MEP Value: £5.3m

Customer: Warner Leisure Hotels



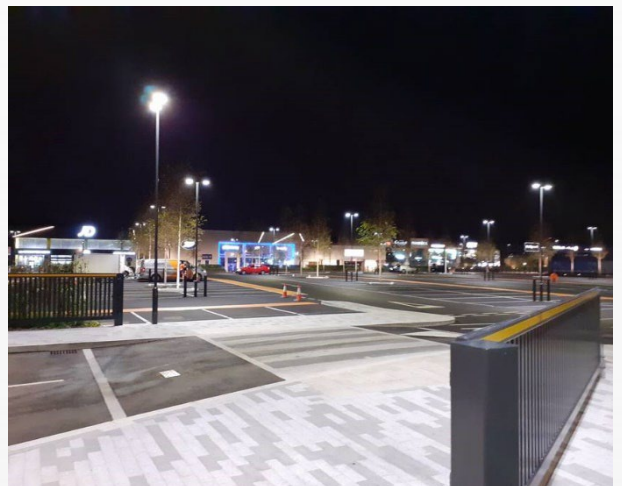
Brand Sands

Teesside

MEP Decommission & Install

MEP Value: Ongoing Works

Customer: Galliford Try



Teesside Park

Thornaby

MEP Services

MEP Value: Ongoing works

Customer: British Land

Expertise in all Sectors



Lidl Stores

Nationwide

M&E Services

MEP Value: Varies

Customer: Varies



H&M Stores

Nationwide

M&E Services

MEP Value: Varies

Customer: Varies



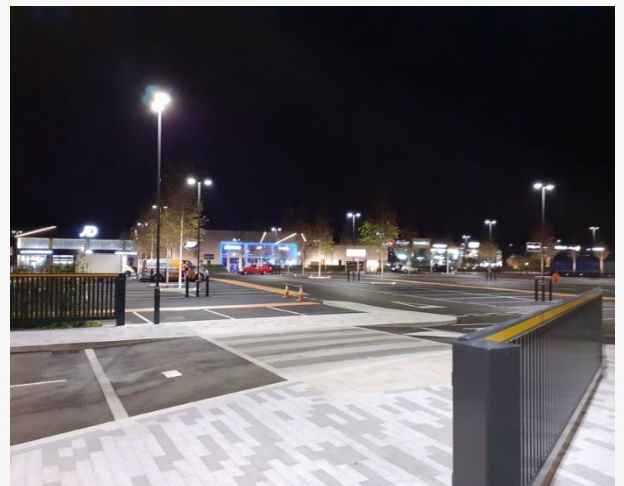
Co-op Stores

Nationwide

M&E Services

MEP Value: Varies

Customer: Varies



Crown Point Retail Park

Manchester

MEP Services

MEP Value: Ongoing works

Customer:

PRINCIPAL

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