



# Window & Door Maintenance

## Introduction

Sealco Scotland Limited was founded in 1997, our objective then as it is still now is to source a wide range of high quality hardware and related items to allow us to service the UK Window and Door Industry.

We pride ourselves in working closely with not only our customers but also our suppliers. These close working relationships have allowed Sealco to be at the forefront of product development which has enabled us to offer the widest range of products in the marketplace today.

To compliment our successful hardware business Sealco Maintenance was founded. With a team of experienced engineers we are able to provide cost effective solutions to satisfy a wide range of requirements to our growing customer base.

Having the confidence in sourcing products competitively and quickly through our hardware group means that Sealco Maintenance can react to customers professionally and with speed.

## SCOPE OF WORK

The company undertakes all elements of repairs and maintenance to all doors and windows within Social Housing, Universities, Hotels, Hospitals and Commercial Properties.

## INHERENT PROBLEMS

Various problems occur through normal wear and tear and accidental damage to PVC-ALUMINIUM-TIMBER windows and doors, including worn or damaged seals-hinges-catches etc, which, if not immediately remedied, may lead to further costly repairs.

## SOLUTIONS

Our Team of NVQ Qualified engineers are able to quickly identify and report any malfunctions and we are in a position to institute, in all respects, both planned and reactive repairs and maintenance, including-replacing gaskets, renewing hardware and replacing failed double glazed units, in fact any repair to windows and doors.



Unit 2,  
St John's Sawmills,  
Etna Road,  
Falkirk,  
Stirlingshire FK2 9EG  
Tel: 01324 610 710  
Fax: 01324 610 888  
Email: [info@sealco-scotland.com](mailto:info@sealco-scotland.com)  
Web: [www.sealco-scotland.com](http://www.sealco-scotland.com)





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## Health & Safety

We will also, at your request, provide you with current Health & Safety Guidelines and current Legislation.

## ENERGY CONSERVATION

We are an environmentally friendly company and can provide information on energy conservation.

## PLANNED MAINTENANCE

Through PLANNED MAINTENANCE the serviceable life of windows and doors can be greatly extended thereby reducing costs to bodies such as Housing Associations.

## SURVEYS

The company can provide a full written survey and cost, or schedule of rates for Repairs/Maintenance for budget purposes.

## SERVICE

As Maintenance Director, I have some 30 years experience in the window and door manufacturing industry and am committed to providing an efficient, reliable and quality service. Please do not hesitate to contact me should you require any assistance or advice.

*Alex Johnston*



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## Specialist Services Provided

- Responsive Window and Door Repairs
- Cyclical Window and Door programmes
- Window refurbishment on building upgrades
- Safety and security to upgrade windows to British Standards
- Glazing upgrades to Low E Units
- Replacement of defective Glass or failed or broken double glazed units
- Replacement of any perished or shrunk Gaskets or Weatherseals
- Renewal of any defective silicone sealing
- Retro Fit Smoke seals to internal doors
- Servicing door closers
- Fitting Energy saving wall ventilators with automatic dehumidification



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### Health & Safety in Hotels & Care Homes Window Regulations

When considering window and glass safety, the main considerations should be :

- Are windows cleaned safely by contractors or staff?
- Where windows form part of a door or screen, are they fitted with safety glass?
- Is there any danger that a person could fall out a window? The cill height should be at least 800mm above floor level unless there is a barrier to prevent falls.
- Where there is a danger of falling out of a window at height, devices should be provided to prevent the window opening more than 100mm. Remember beds and other furniture may enable children to gain access to windows.

#### SEALCO WINDOW AND DOOR MAINTENANCE

Provide a service to all Hotels and Care Homes

Provide a Safety Check and issue a document that all comply with regulations and are fully operational.

Provide a window and door Lubrication & Service.

Carry out repairs to all types of windows.

Replace Weatherseals, Handles, Restrictors, Locks, Hinges, Pivots and Friction Stays, Glass-broken or misted DG Units.

**Call Sealco 01324 610 710 or Email [alex.johnston@sealco-scotland.co.uk](mailto:alex.johnston@sealco-scotland.co.uk)**



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## Current & Completed Projects



- 1 Edinburgh University
- 2 & 3 Edinburgh University Pollock Halls
- 4 Erskine House, Edinburgh
- 5 Hanover Housing Association
- 6 Royal Infirmary, Glasgow
- 7 Livingstone Tower, Glasgow
- 8 Royal College University of Strathclyde
- 9 & 10 Reidvale Housing Association

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