



PART OF A&S GROUP



BUSINESS SERVICES 2026



PROJECT SERVICES

Project Services manage a wide range of construction and refurbishment projects, acting as Principal Contractor where required and ensuring full compliance with CDM regulations.

Covering repairs, renovations, alterations, and small to large scale construction projects.

From structural upgrades to general building repairs and frameworks, we deliver high-quality solutions. Tailored to each client's needs while meeting all necessary regulations and provide full manufacturers and installation warranties.

As part of A&S Group, we offer a fully integrated solution that combines multi-trade capability, robust project management, and adherence to current compliance and legislative standards – all delivered under one trusted contractor.





WHY CHOOSE US

With A&S Project Services, you have a single point of contact for managing construction and refurbishment works of any scale. We take care of the organisation, compliance, and health and safety requirements, acting as Principal Contractor where needed to keep everything on track and fully compliant with CDM regulations. Every detail is managed – from sourcing the right materials through to installation in line with manufacturers' instructions – with warranties provided for complete assurance. By building strong working relationships and taking the stress out of coordination, we ensure projects are delivered smoothly, safely, and to the highest standard.

We specialise in delivering tenders, projects, and frameworks as Principal Contractor, managing large-scale works with confidence and precision. Our expertise spans roofing, structural upgrades, refurbishments, and full construction projects – all delivered in line with CDM regulations and compliance standards.



Principal Contractor Expertise

Experienced in acting as Principal Contractor, ensuring projects are delivered safely, efficiently, and in full compliance with CDM regulations



Large-Scale Capability

Specialists in tenders, frameworks, and major construction works including roofing, structural upgrades, and full refurbishments.



Compliance & Safety

Health and safety, building regulations, and statutory requirements are fully managed throughout every project.



Structured Project Management

From planning through to completion, we manage every detail with clear communication, organisation, and full accountability.



Quality & Assurance

We use the right materials, installed to manufacturer's instructions, with full warranties provided for complete peace of mind.



Client-Focused Delivery

Strong working relationships built on trust and transparency, ensuring projects run smoothly and with minimal stress for our clients.



CASE STUDY

Client:

Our client is the UK's leading retirement living developer, dedicated to creating high-quality, thoughtfully designed communities that support independent living in later life. With a strong reputation for innovation, trust, and customer care, they provide not just homes, but vibrant lifestyles, helping people enjoy comfort, security, and peace of mind in retirement.

Scenario:

Concerns were raised about the condition of the roof terrace decking. On inspection, the existing decking was found to be in poor condition, with extensive deterioration making repair uneconomical.

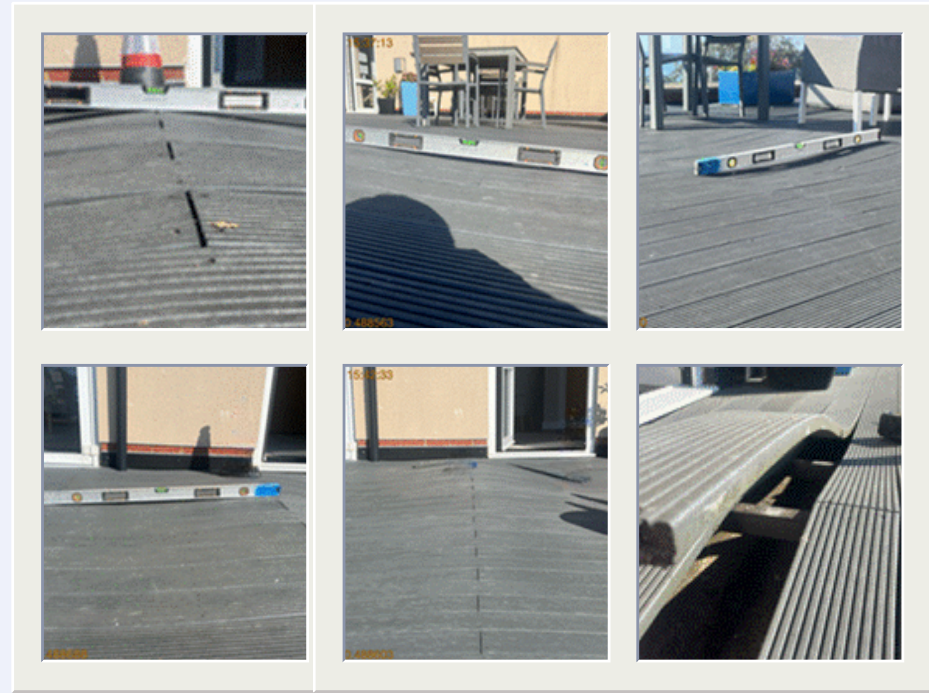
Solution:

We recommended full replacement and sourced a robust aluminium decking system offering a 30-year manufacturer's warranty and a 60-year minimum life expectancy. This system provides long-term durability, low maintenance, and a modern upgrade to the terrace space.

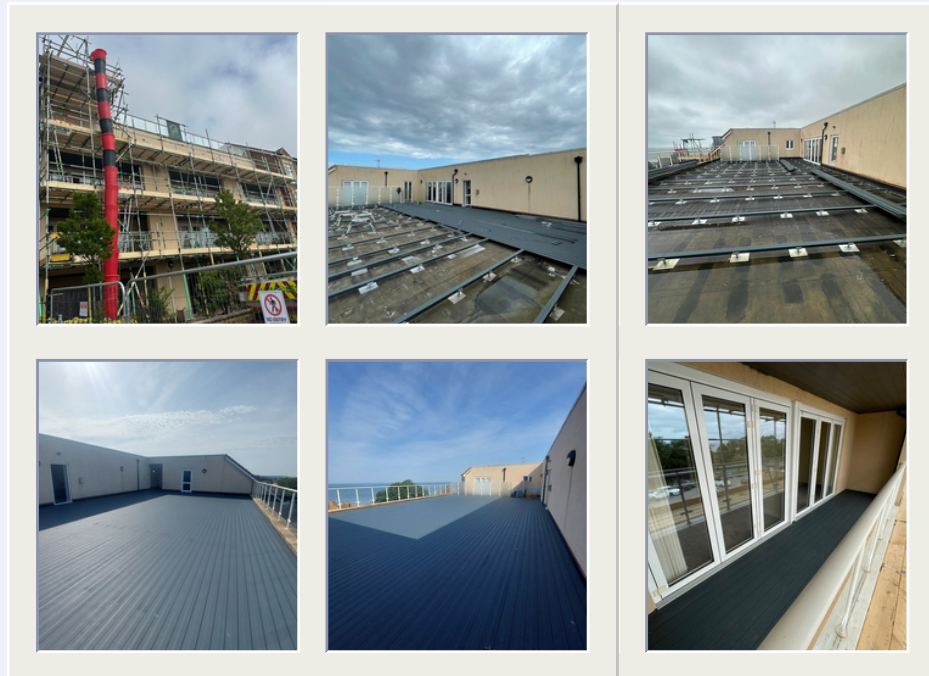
Outcome:

The client reinvested in the development with confidence. The new decking safeguards the building's integrity, enhances safety, and ensures a future-proof outdoor space with exceptional longevity.

BEFORE



AFTER



CASE STUDY

Client

The UK's largest pub chain, with a nationwide presence built on tradition, community, and accessibility. Following years of steady growth, they are now investing in a nationwide upgrade programme to modernise buildings, enhance customer experience, and preserve the character that makes their pubs unique.

Scenario

This project focused on the restoration and refurbishment of a historic listed building. Key challenges included maintaining the property's heritage features while improving its structural integrity, energy efficiency, and overall appearance.

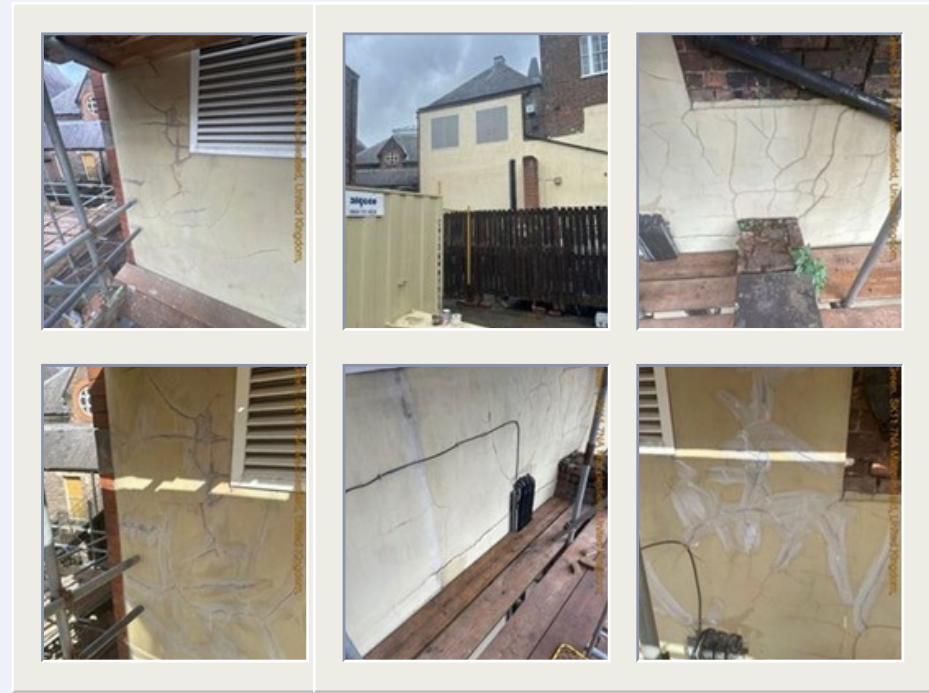
Solution

The works included dismantling and rebuilding a listed chimney, replacing timber sash windows with high-quality, like-for-like units, and renewing cast iron guttering and downspouts to improve drainage while retaining the building's historic look. Decorative stone and render repairs addressed deterioration, and full redecoration provided both protection and a refreshed finish, all carried out in line with conservation standards.

Outcome

The completed works extended the building's longevity, safeguarded its historic character, and delivered a sympathetic, high-quality restoration – ensuring it remains a welcoming destination for years to come.

BEFORE



AFTER



TESTIMONIAL

As the Recovery Projects Contracts Manager at McCarthy & Stone, safeguarding our residents and assets is non-negotiable. When concerns were raised about the roof-terrace decking, A&S Project Works moved quickly with a thorough survey and a straight, no-nonsense recommendation: full replacement. The aluminium system you specified – with a 30-year manufacturer’s warranty and a 60-year minimum life expectancy – gives us the durability and peace of mind we expect from a strategic partner. Communication was clear, health & safety was tight, and disruption to residents was kept to an absolute minimum. The finished terrace looks modern, performs brilliantly, and materially reduces our maintenance burden. We’ve reinvested in the development with confidence, knowing the terrace is now safe, compliant, and future-proof.

Dan Rutherford, Recovery Projects Contracts Manager, McCarthy & Stone



A&S DIVISIONS

MAINTENANCE

Our planned and reactive maintenance services ensure properties remain in top condition.

Whether it's painting, decorating, or essential repair work such as fixing doors and maintaining fixtures, we provide a reliable and efficient service.

Our focus is on keeping buildings functional, safe, and well-maintained to support day-to-day operations.



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COMPLIANCE

We provide comprehensive fire door safety solutions, including maintenance, remedials, and installations, ensuring compliance and protection.

Our team conducts inspections to keep fire doors functioning properly, identifying and resolving any deficiencies to meet legal and safety standards.

We handle remedial work, fixing issues and implementing best practices for optimal fire protection.

We also manage the planning and installation of fire doors, ensuring regulatory compliance while safeguarding occupants and property.



A&S DIVISIONS

BUILDING SAFETY PROJECTS

Building Safety Projects was incorporated into the group to aid in larger scale project endeavours. Recently, we have collaborated with developers to address cladding remediation defects and support significant insurance claims and refurbishment projects.

Building Safety Projects was established to offer a comprehensive overview and on-site management structure for complex and extended works.



J A ACCESS

With over 50 years of scaffold experience, J A Access is a vital franchise within our group. Providing scaffold support for commercial, industrial, residential, and heritage projects, J A collaborates closely with our aftercare and asset company, supporting both large and small-scale works.

J A can seamlessly integrate with other areas of our business or operate independently as a standalone contractor.





BigChange



BigChange's cloud-based job management system streamlines A&S's workforce operations, facilitating a 20% productivity increase. It offers paperless CRM, real-time connectivity for tradesmen, and integrated vehicle tracking, boosting efficiency and supporting expansion into new sectors like high-level access services and asset management

ACCREDITATIONS

A&S Project Works have successfully achieved various accreditations by demonstrating that we meet high standards of health and safety, sustainability, and ethical compliance, providing further reassurance to clients.

We are proud to hold **CHAS Advanced** certification, which confirms our capability to act as Principal Contractor and deliver large-scale projects in line with strict compliance and safety requirements.

With regular study and a fresh approach to maintaining health and safety, A&S Project Works continuously update measures to keep pace with changing guidelines and procedures. We pride ourselves on a safety-conscious culture where all individuals play their part and advocate for safety, leading to a safer workplace that is both harmonious and productive.



GET IN TOUCH



Call us

01244 543465



Visit our office

Unit 4A Deva Business Park, Welsh
Road, Deeside,
CH5 2HR



Email

matt.salt@aandsgroup.co.uk