

Articulated Truck
Solutions Ltd

Hydex

EEM

Essex Electrical
Maintenance Ltd

24/7
Open



EEM

Essex Electrical Maintenance Ltd

Your local electricians in
ESSEX & HERTS

Essex Electrical Maintenance Ltd was established by accredited electricians

About Essex Electrical Maintenance

Essex Electrical Services is a family run business. The team are NICEIC approved contractors, being assessed on a regular basis to ensure we are competent and capable of meeting the relevant technical and safety standards. We also have a customer-focused office team based in Bishops Stortford, who are there to provide guidance and support.



Why are we the best?



We understand that the world is changing, and our customers needs are changing as well. We take on a variety of projects, in diverse sizes and for a wide variety of clients. For every project, we compose a team that is best suited for its needs and make sure that every element is covered from the smallest of jobs to the bigger projects.

We are NICEIC approved contractors. This means that we can offer extended warranty on our work and many selected products. This is the governing body of the top electrical engineers in the UK. It means we are constantly updated with information on new technology, procedures and regulations.



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Office Squad

Meet the experts behind our company

Meet the folks who make it all happen. We see big potential in every moment and care deeply about what we do every day. Our unique development guarantees that we have the very best staff all over the UK and at every level of operation. Our leadership team reflects a group of diverse individuals with breadth and depth of experience across the company.



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On Site Squad

Meet the team behind the dream

Meet the boys who are client facing and on site for all the jobs in hand. We have a range of engineers from new 1st year apprentices to electrician's with over 30 years experience. Between the team we specialise in all areas of electrical works.



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Lettings & Property Management



AS A LETTING AGENT YOU MAY FIND YOURSELF IN A POSITION WHERE YOU NEED TO RECOMMEND ELECTRICIANS TO LANDLORDS OR TENANTS. LOOK NO FURTHER.



By choosing EEM you can give your landlords and tenants greater peace of mind, confidence and reassurance that the properties you let have the highest standards of electrical safety. Co-ordination of repair or maintenance including arranging for electricians to attend a Property with the tenant and booking updates emailed to account managers, saving you time. Billing the agents and receiving payments from rents received. If any potential defects, repairs or maintenance required on the electrical installation within a domestic property are identified, and you need to advise how to put it right, just give our team a call... 01279 882444.

ACTION

It is now a government requirement to have an up-to-date, satisfactory Electrical Installation Condition Report (EICR) on all tenanted properties. This responsibility falls to the landlord to ensure the safety of their tenants.



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Services for Landlords

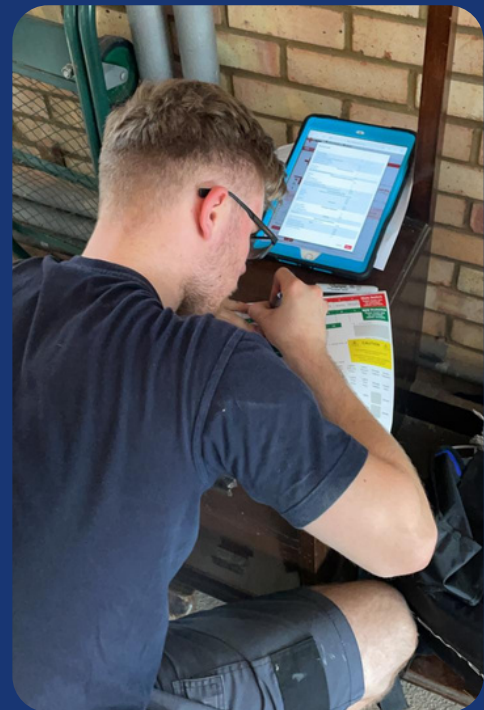


From annual PAT testing to an EICR, our trained, experienced and qualified electricians can provide a range of landlord services. Book your services for landlords in Herts & Essex and the surrounding areas by calling the team or booking online.

EICR for landlords

Government regulations require that landlords of the private rented sector in England have Electrical Installation Condition Reports (EICR) every five years. As a landlord, you will be responsible for safeguarding your tenants from electrical installations in all of your rented properties. When a new tenant moves into the property, an EICR is required beforehand and then on an ongoing basis. Mandatory electrical inspections will need to be carried out by qualified and competent electricians who have experience working with electrics.

EEM will offer you free impartial advice and can even check whether your property has any existing certification in place. As NICEIC contractors, we'll complete safe, compliant and protected work on your premises. We'll send helpful digital reminders in relation to any required re-test to help you stay organised and efficient.



Landlord fire alarm testing

Private rented sector landlords are required to ensure at least one smoke alarm is installed on every storey of their rental property which is used wholly or partly as living accommodation. Interlinked alarms provide the safest options providing wider coverage compared to stand-alone alarms; these can be hardwired or radio connected.

For even more protection a fire alarm system may be installed which will sound an alarm across the property when triggered. Full landlord fire alarm testing in Milton Keynes and the surrounding areas should be completed every 12 months, and the tests should be carried out by competent and qualified electricians.



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Services for Landlords



Emergency home lighting

Emergency lighting comes on in emergency situations when the power is cut. House in Multiple Occupation (HMO) require emergency lighting in all communal areas. Emergency lighting should also be installed on every fire escape pointing towards the exit. Your emergency home lighting in Herts & Essex needs to be tested yearly to ensure that the lighting works in the event of an emergency. To test your emergency lighting, the light needs to be forced to run on battery power for a minimum of three hours. After your first emergency home lighting test or installation, you will receive helpful digital reminders for your re-test. It is important to book this annual re-test with our qualified, NICEIC accredited team to provide a safe property for your tenants and minimise hazards during an emergency.



PAT testing for landlords

While it is not a legal requirement to have PAT testing for landlords, it is considered best practice to have annual PAT testing on all appliances within your rented property. The government states that all rented properties must have a safe electrical system, and all appliances supplied by the landlord must be safe. However, some local councils will enforce PAT testing for rented properties. For example, PAT testing for landlords in Milton Keynes is required once a year if stated in the rental agreement that regular testing will be carried out.



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Electrical Reports & Certification EICR



What will an EICR tell me?

An EICR will provide a full summary of the condition of the electrics in your home and determine whether it complies with the current British Standard for electrical safety (BS 7671). It will record a number of observations in line with BS 7671 and make various recommendations where improvement may be necessary or beneficial to improving safety in your home. Once the EICR is completed the registered contractor will provide you with a certificate outlining the overall condition of the electrical installation.

EEM carry out every aspect of electrical testing and inspecting, providing you, the customer with a full electrical condition report of your premises and electrical installation, whether it be industrial, commercial or domestic. If your report is urgent, we can even carry it out the same day you contact us!

Essex Electrical Maintenance Ltd are fully accredited by NICEIC – the leading electrical assessor in the industry. This provides homeowners with a Platinum Promise, ensuring that any electrician carrying an NICEIC accreditation is continually assessed and proven to carry out electrical work of the highest standard possible.

IMPORTANT NOTICE

It is now a government requirement to have an up-to-date, satisfactory Electrical Installation Condition Report (EICR) on all tenanted properties. This responsibility falls to the landlord to ensure the safety of their tenants.



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Consumer Units & Fuseboards

Are you worried the fuse box in your house is too old and no longer complies with electrical UK regulations? Is it time to replace it with a more modern consumer unit? How long is it going to take and more specifically, how much is it going to cost? Read on and you'll find out all the answers to these questions including what is involved in the replacement process so you can make the right choice for your household.

How much does it cost to replace a fuse box or electrical consumer unit?

The costs of replacing a fuse box or upgrading a consumer unit to a more recent one can vary greatly as it will depend on many factors such as:

- Which type of consumer unit is needed
- The number of circuits required
- How old the exiting installation is

It is best to speak to one of our qualified electricians first to get a free quote. A typical replacement (labour and parts) will cost between £550 and £850 and will include:

- A consumer unit
- NICEIC electrical installation certificate and part P notification to building control



The quote in this example does not include the earth and bonding check, which need to be carried out before the replacement takes place. The earth and bonding inspection will establish if there is any fault in the existing installation which need to be addressed before the fuse box can be replaced.

Consumer Units

Essex Electrical Electrical Services specialise in both the repair and replacement of consumer units. Replacement is particularly recommended if your property still has a plastic unit. While plastic units are not illegal, modern metal clad is considerably safer. During the electrical consumer unit installation, a member of our accredited team will complete a thorough inspection of the unit and all associated switchgear. They will check the current positioning of boards to ensure that it does not pose any dangers. For example, opting to place units under wooden stairs come alongside high fire risks, so will be moved to a safer location in the property. It can then be determined whether your home would be best suited to a fully loaded, main switch or high integrity consumer unit.



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LED Lighting

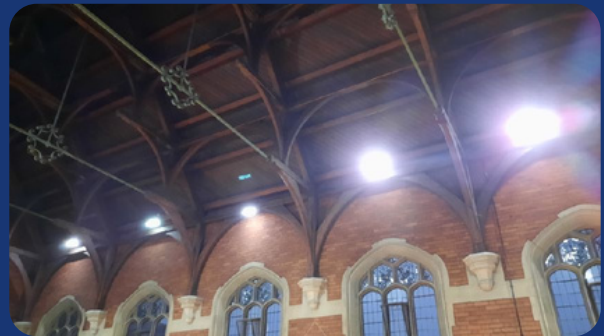
By enlisting EEM for your commercial LED lighting in Herts & Essex, you can begin to take advantage of the wealth of benefits of this low cost, low energy solution. Just some of the ways that LED lighting can improve your business or home.

Who can install commercial LED lighting?

When carrying out any work to your property, it is essential to enlist those with the relevant qualifications and experience to ensure that your site remains safe for visitors and staff and that your installation is carried out to the highest standards. You can rest assured that our engineers are regularly trained on the most recent legislation, and our work is accredited by the NICEIC.

Quality products sourced from leading suppliers

We recognise that, as a business owner, investing in products that will stand the test of time is of utmost importance. For this reason, we source our LED lighting from reputable suppliers, including ROBUS, Knightsbridge and JCC, amongst other suppliers. As our main lighting supplier, Ansell is known for first-class products and reliability that consistently proves to be a worthwhile choice for commercial properties. Each product is tried and tested by both Ansell and external certification assessors, ensuring that they meet the highest safety and quality standards. These products range from LED battens, panels and wall lights to downlights and more.



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Electric Storage Heaters

Cut the cost of heating your home and make the most of off-peak electricity rates by installing electric storage heaters. Available for both commercial and domestic clients, our electricians will spend time familiarising themselves with components of your property before recommending the best heater to meet your requirements. With many years of industry experience and a wealth of technical knowledge, EEM provide the installation and replacement of all types of storage heater.

Modern storage heaters are incredibly clever and operate by storing thermal energy. Inside units are ceramic bricks, which heat up during the night when electricity rates are low and release during the day when rates peak. Due to the technology now incorporated into heaters, they feature components such as programmable heating schedules, Wi-Fi remote controls and thermostatic controls for particular rooms.

As the installation of storage heaters requires rewiring of the home, the task must be completed by a qualified electrician. EEM will take into consideration your property type, electricity rates and the heater type you have in mind before scheduling a date for the project to be completed. Both manual storage heaters, along with automatic combination heaters, are available. While manual heaters are cheaper, they continue running unless you turn them off. Automated alternatives, on the other hand, combine a storage heater with an electric convection heater for more control.



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Electric Car Chargers

Electric vehicles are becoming more and more popular. This is only likely to accelerate following the UK government's recent confirmation that it will be banning the sale of petrol and diesel vehicles by 2030. You can currently apply for a grant through the Electric Vehicle Homecharge Scheme (EVHS), which offers up to £350 for electrical car charger installations for your home. As an Office for Low Emission Vehicles (OLEV) approved installer, EEM has been approved to carry out these works for you, allowing you to participate in the scheme.

When working with EEM to install your EV charger, our engineers will complete a free survey of your property to establish the best option for you. From here, the team will arrange a time and day to install your EV charger, minimising disturbance and maximising efficiency.

Types of electrical vehicle charging points

When installing your EV charger, it is first important to familiarise yourself with the types of charging points, as this can help to determine which charger to install based on how often you use your car. For example, a rapid or SuperCharger is ideal for those who travel to and from home throughout the day as they can charge a vehicle up to 80% in just 20 minutes. However, the two most popular charging points for homeowners are fast and slow chargers, as these are the best solutions to conserve energy. In contrast to a rapid charger, a slow charger can take anywhere between 6 and 12 hours to charge, making it more suited for overnight charging. If you are unsure which charger is best for your home and use, our team can help during your home survey.



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Equestrian Lighting

We are here to offer you support to select the perfect lighting for your project, whether it's a brand new shiny yard or a horsey home renovation, we are here to assist you! We know that as soon as the word "equestrian" gets mentioned in any context the price of anything immediately doubles! We like to think we are good at sourcing products for equestrians at realistic, affordable prices along with correct advice to go with it! Solutions both rider and horse can count on for quality and clarity.

Lighting is partly provided to enable the safe movement of both horses and rider appropriate to the standard of participation. The action of both must be clearly seen by spectators, officials and trainers. The lighting installation should provide even illumination over the total floor area. Shadows should be avoided as these may cause horses to shy. Most purpose built arenas are rectangular in design, although the overall dimensions may vary considerably. The smallest arena size for dressage test is 20mt x 40mt. Any arena around the 60m x 20m is more widely accepted.

The eye level of a rider is typically between 2mt and 2.5mt above ground level and may significantly increase when jumps are taken. This should be considered when determining a suitable mounting height for lights. Glare to both horse and rider should be limited as much as possible.

The lighting must be adequate to enable the safe progress of both horse and rider over the jumps and to discern the finer points of dressage, it is important that a high degree of lighting uniformity is achieved with sufficient floodlighting positions to remove shadowing around show jumping fences.



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Customer Feedback



I was very impressed with my first encounter with Essex Electrical Maintenance. To start with it's great to be able to talk to someone when calling. No "Sorry can't take your call now. Please leave your details and we'll call back" The response to my request was impeccable...polite and efficient. For the small job involved, I received top service and reasonable pricing. I really appreciated their professionalism. I would not hesitate to deal with them in the future and recommend them.



They did an annual inspection of the property. They were thorough, respectful and followed government guidelines on distancing



Very friendly and prompt service. Knowledgeable. Thank you



Excellent service, fast and reliable. Needed a smoke alarm to be replaced, the engineer Harry was very professional and ensured that he was wearing PPE upon entering following the correct guidance during the pandemic. Harry also made a socket safe as the socket was live and had exposed wires, which was at a request on site. Would highly recommend!!!



Found this company through the excellent reviews online and all I can do is add another one! All staff are professional, knowledgeable, courteous and responsive. Clearly a very well run and excellent company all round. Thank you very much for all your work!



This type of company is rare. Despite being a small job they really did deliver service over and above what I expected. They isolated a complex fault and ensured we had heating working during a very cold week. I Will always recommend from now on



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