



**Improving and maintaining
your property assets.**

**On time.
On budget.
Every time.**



BUILDING FOR OVER 55 YEARS

Knapman & Sons (Builders) Ltd is a privately owned company that was founded in 1963. We have excellent project management skills and offer end to end solutions in all types of property maintenance, refurbishment, new builds, adaptation projects and general building contracts.

To the commercial, public and private sectors, we pride ourselves on quality workmanship and endeavour to reflect this on all of our sites. The high standards that our customers have come to expect, is achieved by employing teams of trained people, with good communication skills, all under our direct control.

We specialise in Government & Commercial Projects across the whole of London, South East and Home Counties.



Knapmans has earned a solid reputation as a highly reliable and efficient contractor which operates out of London & South East England.

Originally based in London SE18. Knapmans moved to Sidcup in 1990. Our offices are situated on one acre site that also contains a busy contractors yard, storage and workshops.

Our depot and offices in Sidcup are essential to a successfully run contracting business, especially one that is expanding as fast as Knapman Building Contractors is.

Principal Contracting & Management

General Building

Mechanical & Electrical

Maintenance & Repair

Roofing

Special Adaptation

Design & Build

Fit Out & Refurbishment

Partnerships



Local Authorities

Healthcare

Education

Offices

Hotels & Leisure

Retail

Industrial & Commercial



HOUSING VOID REFURBISHMENT

Knapman's were successful in securing a 3 year partnership to refurbish a large amount of properties per year. Each property has a turnaround time of approximately 6 weeks. The works consist of complete internal and external refurbishment, including new kitchens, bathrooms, windows etc. The main objective with the contract was to turnaround each individual property in a very short period. Each property was surveyed, an asbestos register undertaken and the works evaluated in full, so that key works could commence immediately. This took professional planning, supervision and on site management and this was the key to successful completion of the contract along with a dedicated workforce.

A photograph of a modern bathroom with accessibility features. The walls are covered in large, light-brown square tiles. A shower tray is visible on the left, with a chrome shower head and controls. A white grab bar is mounted on the wall. To the right, a white toilet is visible, also with a white grab bar. A white paper towel dispenser and a white tissue dispenser are mounted on the wall. A window with a wooden frame is visible in the upper right corner. The floor is covered in large, light-brown square tiles.

DISABILITY DESIGN ADAPTATIONS

We work closely with surveying & architecture companies which enables us to provide solutions on a full array of home adaptation schemes including external and level access alterations, lifts and ceiling track hoists, level access showers, wheelchair accessible kitchens, door widenings, assistive technology and bespoke extensions, garage conversions & more.

At Knapman & Sons (Builders) Ltd, we take pride in delivering high-quality, customised construction solutions that make a tangible difference in the lives of our clients.



PLANNED MAINTENANCE & REPAIR

Our core strength as a company is our reliability. Our clients can and continue to depend on us and our ability to provide skilled tradesmen and resolve any property issues. We have been carrying out planned maintenance for our clients for many years and we always make sure the properties are successfully maintained to a high standard as well as compliant to health and safety legislations.

This gives our clients total peace of mind and ease when choosing Knapmans as their maintenance & refurbishment provider.

CASE STUDY



PROJECT SUMMARY:

Knapman & Sons (Builders) Ltd were appointed to undertake a comprehensive disabled adaptation project in Northolt, UB5. Our scope of work encompassed both internal and external modifications designed to enhance accessibility and improve the living environment for our client.

- Internal Alterations: We executed significant structural changes to create more open and accessible living spaces, ensuring comfort and ease of movement throughout the dwelling.
- External Alterations: To facilitate easier access, we installed a ramp, ensuring smooth and safe entry and exit for the residents.

Throughout the project, we maintained close collaboration with our client to meet their specific needs.

This project is a testament to our commitment to improving living conditions and enhancing accessibility. It also exemplifies the strong, ongoing partnership we share with our client, being one of many successful projects we have completed together.



SERVICE PROVIDED:

Principle Contractor



LOCATION:

Northolt, UB5



CLIENT NAME:

Private surveying consultancy



CONTRACT DURATION:

20 Weeks



CASE STUDY



PROJECT SUMMARY:

Knapman & Sons (Builders) Ltd were appointed to undertake an extensive disabled adaptation project in Basingstoke. This project involved a range of modifications aimed at enhancing accessibility and comfort for the residents of the existing dwelling.

We carried out internal modifications, including the creation of a new kitchen, living area and downstairs bathroom designed for ease of use and accessibility. Our team also conducted necessary external works to improve the overall accessibility and functionality of the property.



SERVICE PROVIDED:

Principle Contractor



LOCATION:

Basingstoke



CLIENT NAME:

Private surveying consultancy



CONTRACT DURATION:

14 Weeks



CASE STUDY



PROJECT SUMMARY:

Knapman & Sons (Builders) Ltd were appointed to carry out a part warehouse conversion to form new offices and specialised consulting rooms. We were also required to carry out exterior alterations and two roof replacements.

- ✓ Site survey & set up
- ✓ Asbestos removal
- ✓ Roof removal and replacement
- ✓ New fire alarm system
- ✓ Lift installation
- ✓ Major structural alterations
- ✓ Heating and Electrical upgrade
- ✓ Suspended ceilings
- ✓ Forming new offices and consulting rooms
- ✓ Exterior alterations and redecorations



SERVICE PROVIDED:

Principle Contractor



CLIENT NAME:

Community Trust



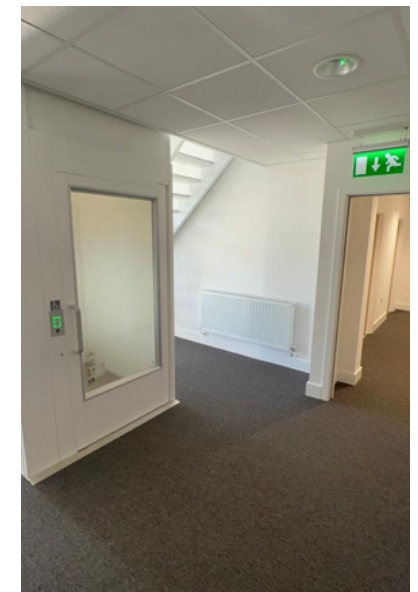
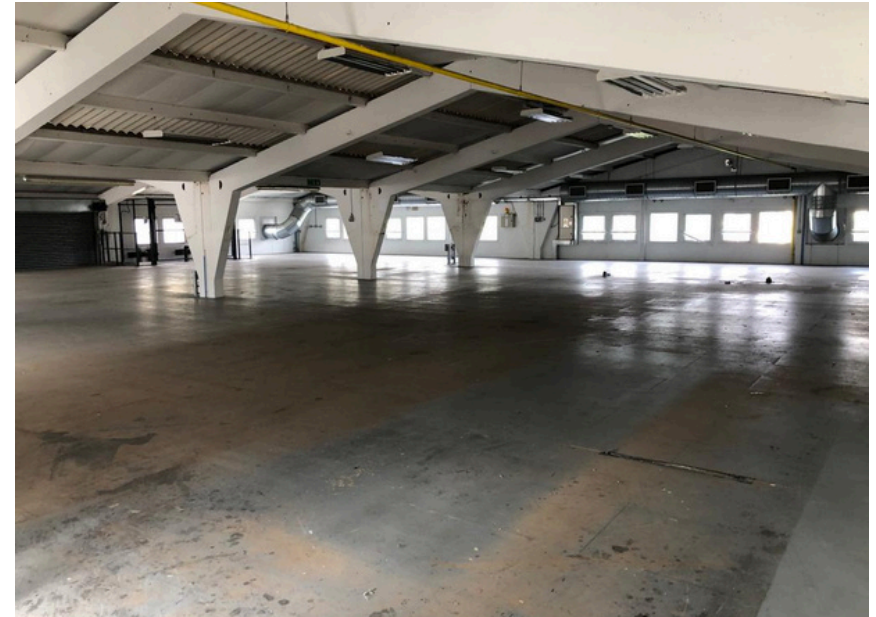
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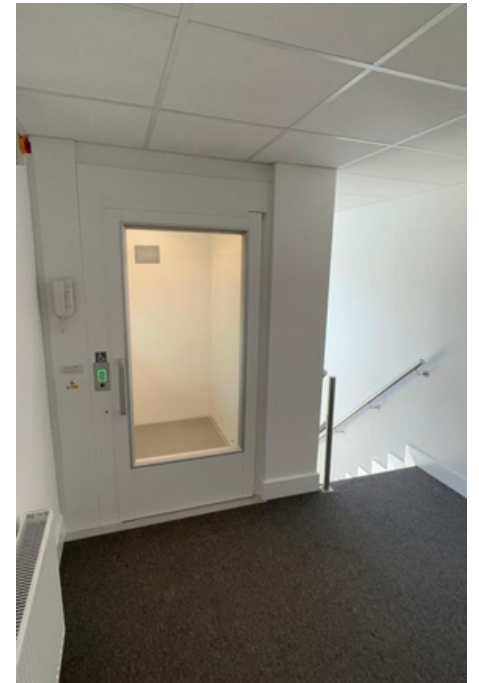
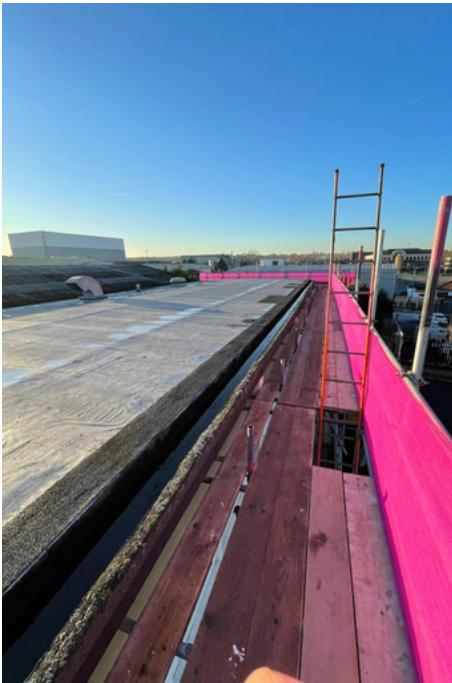
Sidcup



CONTRACT DURATION:

18 Weeks





CASE STUDY



PROJECT SUMMARY:

Knapman & Sons (Builders) Ltd were appointed to carry out a full custom new build 3 bed 3 bath home. Part of the works was to demolish an existing garage/barn building.

- ✓ Site survey, security & set up
- ✓ Asbestos removal
- ✓ Demolition of existing building
- ✓ Set out and lay foundations
- ✓ Steel installation
- ✓ Heat source pump installation
- ✓ Electrical installation
- ✓ Landscape garden
- ✓ Pitched roof
- ✓ Aluminium Bi-folds



SERVICE PROVIDED:

Principle Contractor



CLIENT NAME:

Private



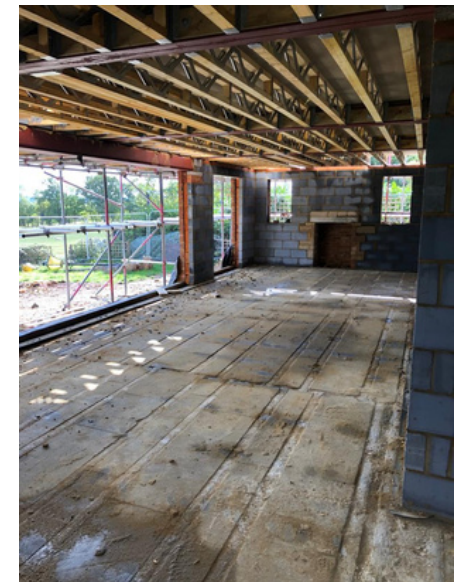
LOCATION:

Four Elms, Edenbridge



CONTRACT DURATION:

60 Weeks





CASE STUDY

PROJECT SUMMARY

A newly built property, fully custom designed to meet the highest standards of modern living. This exceptional 3 bedroom, 3 bathroom home boasts an eye-catching exterior of timber cladding, which perfectly complements the natural surroundings.

Inside, features a large open plan kitchen and living area. The spacious layout is ideal for hosting friends and family, with plenty of room for relaxation and entertainment. The property also benefits from underfloor heating, ensuring a warm atmosphere throughout the year.

The triple garage provides ample space for parking and storage, while the landscaped garden with a step-down seating area and fire pit is the perfect place to unwind.

This is an exceptional property that combines luxury and comfort, offering the very best in modern living.

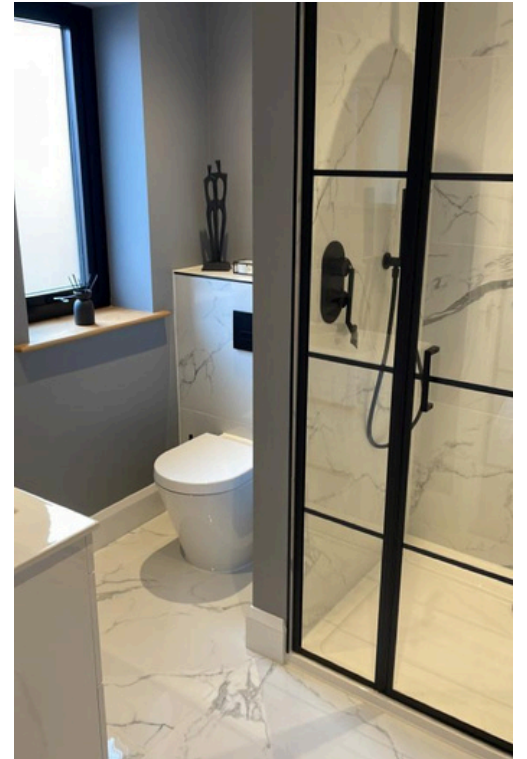
 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Private

 **PROJECT LOCATION**
West Malling

 **CONTRACT PERIOD**
56 Weeks





CASE STUDY



PROJECT SUMMARY

Knapman & Sons (Builders) Ltd were appointed to carry out a single rear extension and full refurbishment to a residential unit at Pelton Road, Greenwich.

Works included:

- ✓ Site surveys & set up
- ✓ Health and safety set up & checks
- ✓ Part demolition of existing property
- ✓ Structurally supporting existing property
- ✓ Forming a new WC
- ✓ Installing aluminium roof light and bi-folding doors
- ✓ Heating upgrade
- ✓ Full refurbishment
- ✓ Full redecoration
- ✓ Exterior decoration works to front of property including repair works



SERVICE PROVIDED

Main principle contractor



CLIENT NAME

Housing Association



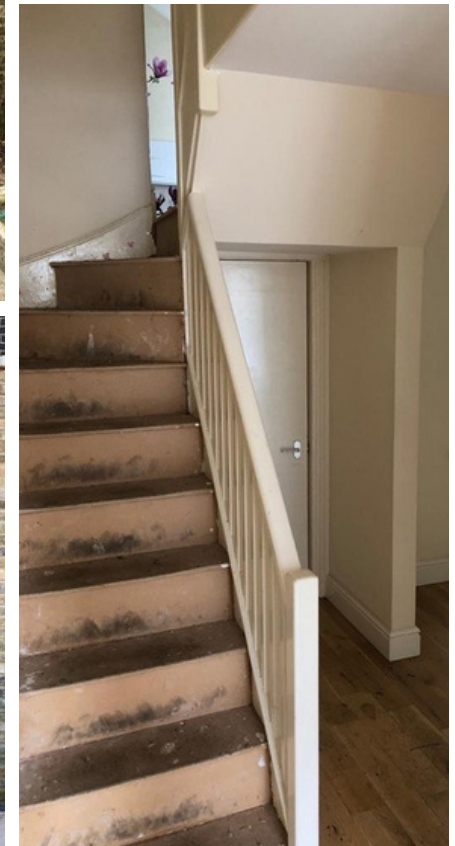
PROJECT LOCATION

Greenwich



CONTRACT PERIOD

16 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Full rewire
- ✓ Heating upgrade
- ✓ Floor renewal
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Blackheath

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical & heating upgrade
- ✓ New window & patio doors
- ✓ New flooring throughout
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Croydon

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

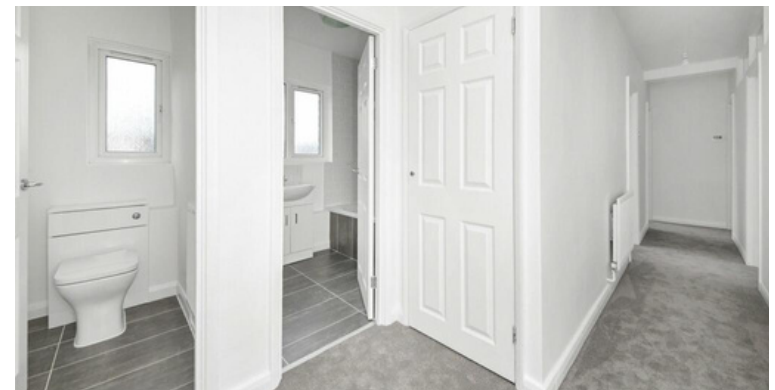
- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Asbestos removal
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Greenwich

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
New Cross

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

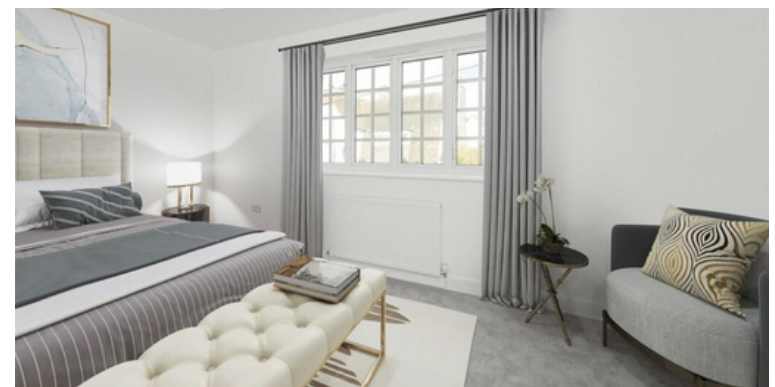
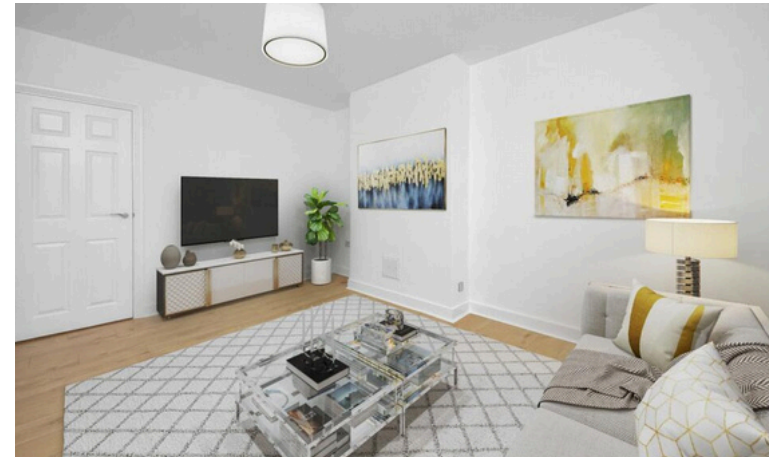
- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration & flooring throughout

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Eltham

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

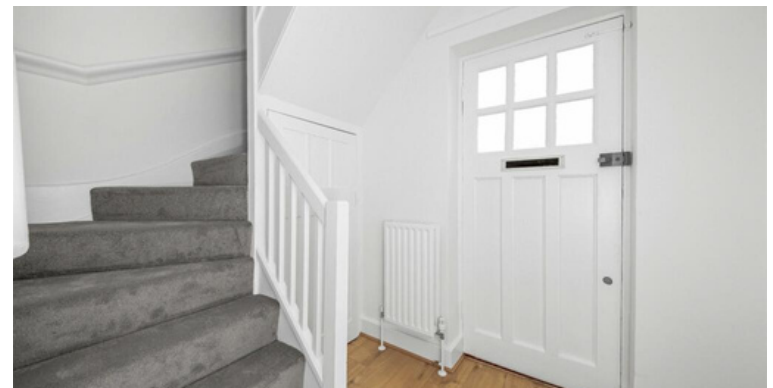
- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Eltham

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration
- ✓ Window replacement

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Greenwich

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

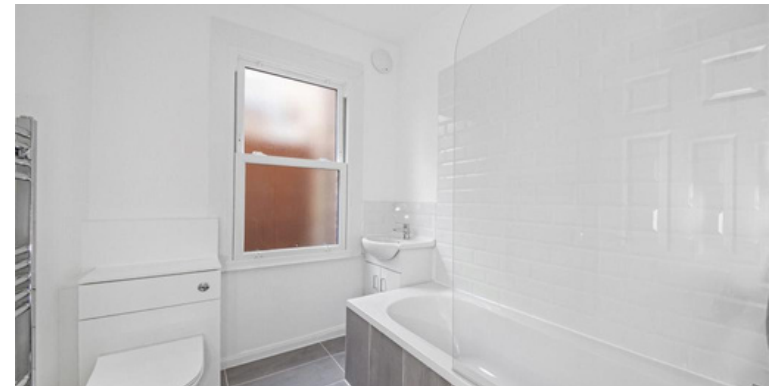
- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Asbestos removal
- ✓ Plastering
- ✓ Electrical upgrade
- ✓ Heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Charlton

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY

PROJECT SUMMARY

Each property has a turnaround time of approximately 6 weeks. The works can consist of complete internal refurbishment, including new kitchens, bathrooms, windows for example. The main objective with the contract was to turnaround each individual property in a very short period with high quality workmanship.

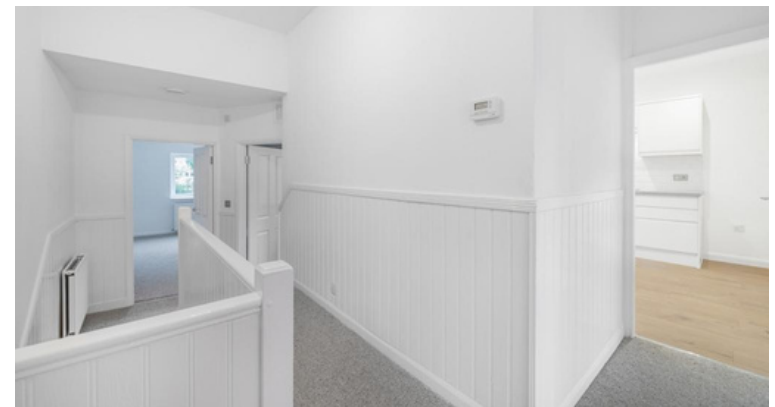
- ✓ Site survey & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Asbestos removal
- ✓ Plastering
- ✓ Electrical upgrade & heating upgrade
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration
- ✓ Internal reconfiguration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Peckham

 **CONTRACT PERIOD**
6 Weeks



CASE STUDY



PROJECT SUMMARY

Knapman & Sons (Builders) Ltd were awarded the project to undertake extensive roofing and renovation works for three blocks of flats and a mix of houses in Cheshunt, Hertfordshire. This project involved a series of critical tasks to enhance the durability and aesthetics of the properties.

Key Highlights of the Project:

- Roof Replacement
- Loft Insulation
- Resident Liaison
- Guttering and Downpipes Renewal
- Internal and External Redecoration

This project underscores our expertise in managing comprehensive renovation tasks while prioritising resident and client satisfaction.



SERVICE PROVIDED

Main principle contractor



CLIENT NAME

Housing association



PROJECT LOCATION

Cheshunt, Hertfordshire



CASE STUDY

PROJECT SUMMARY

Knapman & Sons (Builders) Ltd were appointed to carry out a full refurbishment to a commercial unit at Archer Street, Soho.

Works included:

- ✓ Site surveys & set up
- ✓ Health and safety set up & checks
- ✓ Specialist tanking works
- ✓ Major structural alterations
- ✓ Forming a new mezzanine floor
- ✓ Adding a new staircase and hardwood windows
- ✓ Heating & electrical upgrade
- ✓ Suspended ceilings
- ✓ Full redecoration

SERVICE PROVIDED

Main principle contractor

CLIENT NAME

Private

PROJECT LOCATION

Soho, W1



CASE STUDY



PROJECT SUMMARY

Knapmans was appointed to manage and rectify defects at the End of Defects Stage of a contract due to the termination of the previous Principle Contractor. A full survey was undertaken of the 64 apartments to establish and record all defects requiring making good.

Upon inspection, it transpired the scope of works was extensive and included replacement flooring, fire and electrical upgrades, full redecorations to all apartments and common areas, soffit and glazing works in order to meet industry standards.



SERVICE PROVIDED

Main principle contractor



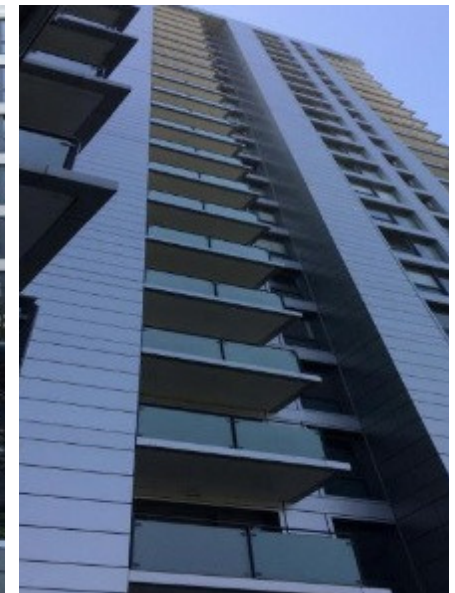
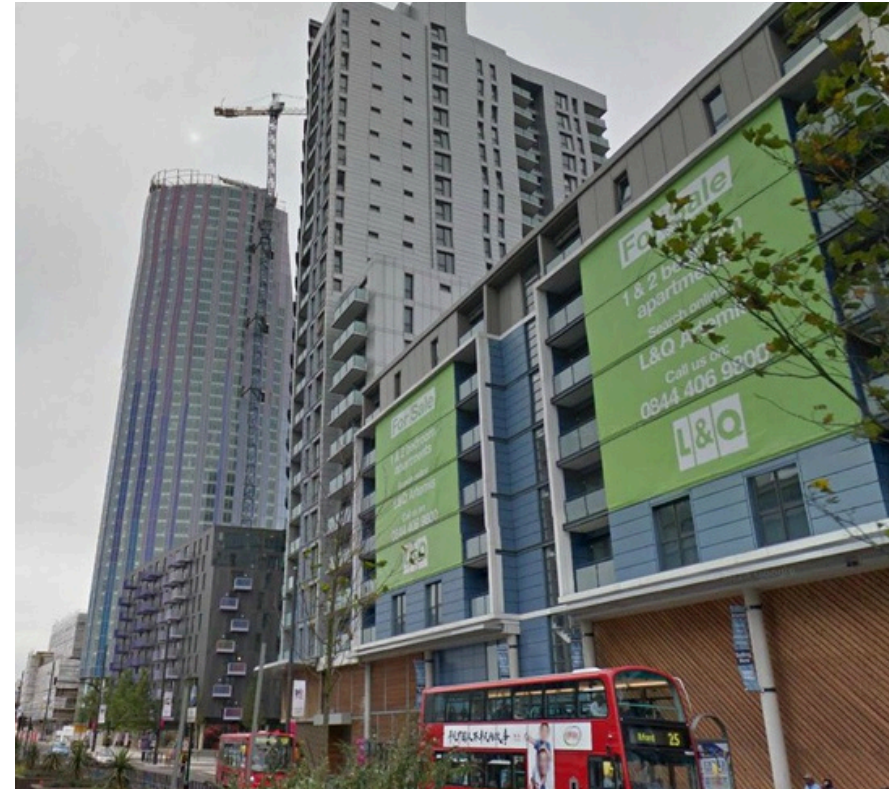
CLIENT NAME

Private



PROJECT LOCATION

Stratford



CASE STUDY



PROJECT SUMMARY

Knapman & Sons (Builders) Ltd were appointed to carry out a full refurbishment to a residential property in Belvedere Road, Crystal Palace in October.

Works included:

- ✓ Site surveys & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Full rewire
- ✓ Heating upgrade
- ✓ Floor restoration & renewal
- ✓ Kitchen & Bathroom renewal
- ✓ Full redecoration



SERVICE PROVIDED

Main principle contractor



CLIENT NAME

Housing Association



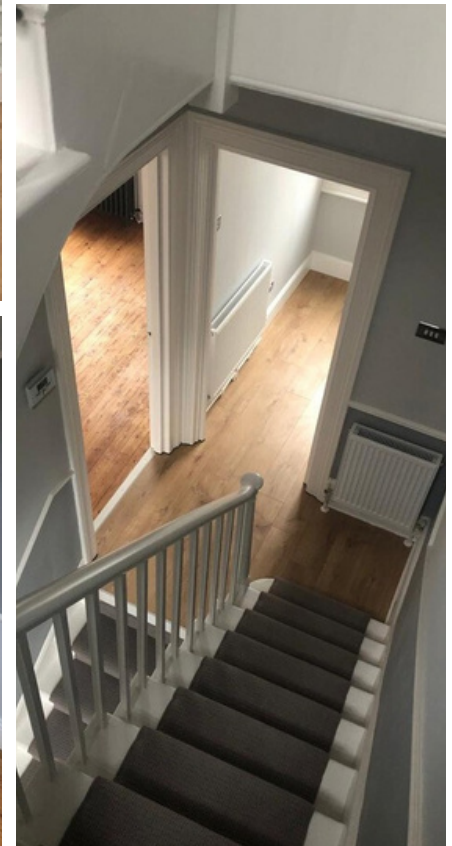
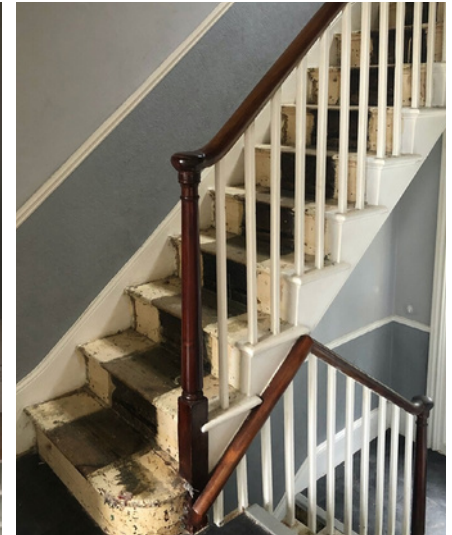
PROJECT LOCATION

Crystal Palace



CONTRACT PERIOD

6 Weeks



CASE STUDY

PROJECT SUMMARY

Knapman & Sons (Builders) Ltd were appointed to carry out a full refurbishment to a residential property in Eltham in January 2020.

Works included:

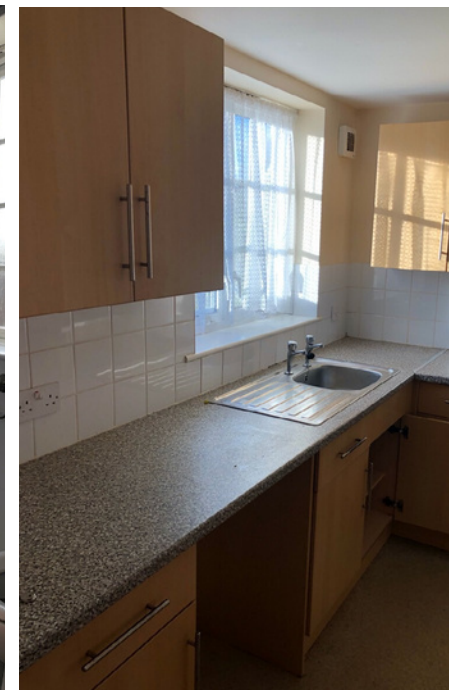
- ✓ Site surveys & set up
- ✓ Health and safety set up & checks
- ✓ Full strip out
- ✓ Heating upgrade
- ✓ Kitchen renewal
- ✓ Bathroom renewal
- ✓ Full redecoration

 **SERVICE PROVIDED**
Main principle contractor

 **CLIENT NAME**
Housing Association

 **PROJECT LOCATION**
Eltham

 **CONTRACT PERIOD**
5 Weeks





HEALTH & SAFETY

As Principal Contractor we take our Health, Safety and Welfare responsibilities very seriously. We are accredited to CHAS and take account of the specific requirements of each individual project, when preparing and presenting a tender. We develop the health and safety plan and co-ordinate all activities of all contractors and sub-contractors working with us on our sites. We ensure they comply with health and safety legislation and with the developed health and safety plan. We are very aware of our duties in relation to the provision of information, training and consultation with employees and sub contractors.

MEET OUR TEAM

The People Who Make Us Who We Are



TERRY KNAPMAN
Director



GARY CARMAN
Site Manager



IAN KENCH
Project Manager



MATT WALKER (MRICS)
Project Manager



NICK IDE
Quantity Surveyor



EMMA KNAPMAN
Office Manager



ASHLEY KNAPMAN
Site Manager



CONTACT US

 139 North Cray Rd Sidcup Kent DA14
5HE, United Kingdom

 admin@knapman.com

 020 8302 2233

 knapman.com