



Communal Areas Cleaning Services

A specialist service provider, we can service the communal areas HMO's, house conversions, blocks of flats or estates



- Daily, weekly or monthly service options (or a customised regular service plan)
- No long term commitment
- We undertake an initial deep clean for new clients (which can include carpet cleaning and floor polishing)
- Optional grounds maintenance, including car parks, gardens and external windows
- For you convenience we bill once a month

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Support for HMO's, house conversions, blocks of flats or estates, the benefits:

- Eliminate the hassle of organising or managing your own cleaning services
- Flexible service solutions 1-7 days per week or fortnightly or monthly option
- We are available to quote and commence service contracts at short notice
- We supply our own equipment and janitorial supplies (optional)
- Full written risk assessments and method statements
- Specialist floor care (optional), including carpet cleaning, floor scrubbing/stripping/polishing
- No minimum term, cancel at any time with just a 30 day notice requirement
- Monthly billing
- Fully insured with £5,000,000 in public liability cover

More About Communal Areas Cleaning

HMO's, House conversions, blocks of flats or estates

Top Marks is a small, but highly experienced and reliable cleaning service provider. If you run or manage any type of multiple occupancy residential building, some cleaning will inevitably be required. Top Marks can eliminate the hassle of organising in-house cleaning through our flexible competitively priced service solutions. Whether you need cleaning services once a week or daily or fortnightly or monthly, we can create a cleaning plan to suit your needs and budget. We are a reliable and conscientious cleaning business and will keep the common parts of your building in good order for the benefit of residents and visitors. We will not bind you into a long term contract, should your needs change you can cancel with just 30 days notice. If you already have a cleaning provider with whom you are dissatisfied, we will address any cleaning deficiencies with an initial deep clean of your premises and raise the standard to meet your expectations. We have an excellent cleaning team in place who will quickly respond to any issues you may have with our services. We always try to maximise customer satisfaction and build long term relationships with our clients, thus we are always prepared to go the extra mile to deliver that satisfaction.



Service Options

DAILY CLEAN (5-7 days per week)	Excellent cleaning and support to keep your premises looking their best every operational day
WEEKLY CLEAN (1 or more days per week)	For small or light usage premises where a more limited service might be more appropriate
FORTNIGHTLY CLEAN	For very low usage areas or periodic maintenance like window cleaning
ECO CLEAN	Tailored services and recycling options designed to minimise the environmental impact
ONCE CLEAN	For one off or periodic cleaning and building maintenance, including carpet cleaning options

Frequently Asked Questions

What is your hourly rate?

We generally do not have fixed hourly rates (although we do give our clients guide times), we work to a detailed cleaning specification and use checklists and audits to ensure that the agreed standard has been reached and maintained.

We already use a cleaning company and we are dissatisfied with the cleaners they employ, are the cleaners entitled to keep their jobs if I change cleaning company?

If you already use a cleaning company, in all likelihood the cleaners they employ will be protected under TUPE (Transfer of undertakings, protection of employment) regulations. In our experience, most cleaning issues and quality deficiencies stem from poor training, poor support and poor management of the cleaning operative. Therefore even if the cleaning staff remain after a contract transfer, we would still be confident that we could improve the quality of the cleaning service. Additionally we have a team of short notice cleaners to cover any absences or holidays, thus addressing any service reliability issues that you may have previously experienced.



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