



BeSimplified



COMPANY PROFILE

We DESIGN Smart, BUILD Efficiency & MAINTAIN Sustainably

Welcome to BISL Integrated Services Limited!

At BISL Integrated Services Limited, we understand that excellence in facilities maintenance across Nigeria and Africa depends on trust, reliability, and innovation. Our commitment is to deliver world-class hard and soft services that ensure your assets remain efficient, safe, and sustainable at all times.

We go beyond routine maintenance, our maintenance system logs every job performed, creating a detailed service history that allows us to identify recurring issues and address their root causes. This proactive approach ensures that our clients enjoy long-term value, minimized downtime, and consistently high performance from their facilities.

With a strong foundation built on professionalism, technical expertise, and adherence to international standards, BISL continues to set the benchmark for facilities maintenance excellence across the continent. Our team takes pride in providing solutions that are not just effective, but sustainable, supporting the growth & resilience of every organization we serve.

We look forward to maintaining your trust and delivering service excellence in every project we undertake.

Arc. Diane Ubbay
Chairman & CEO, BISL Integrated Services Limited
Chairman, Piotrewa Ltd – EMEA



ABOUT US

BISL Integrated Services Limited is a leading facilities maintenance company providing hard and soft services across Nigeria and Africa. With a reputation built on integrity, innovation, and quality, we deliver maintenance solutions that ensure operational efficiency, asset longevity, and customer satisfaction.

Our experience spans prestigious international projects, including The Walt Disney Company Headquarters (UK), South East Water in Kent, and London & Quadrant Housing in London, showcasing our ability to meet global standards while adapting to local needs.

At BISL, we leverage an intelligent maintenance system that logs every job performed, allowing us to trace service history, prevent recurring issues, and address the root causes of problems. This proactive, data-driven approach ensures lasting value and reliability for every client.

BISL Integrated Services Limited

Facilities Maintenance and Management:



- To provide maintenance, repair, and management services for commercial, residential, industrial, and institutional facilities.
- To conduct regular inspections, preventive maintenance, and emergency repair services for building systems, including HVAC, plumbing, electrical, and structural components.



Asset Management and Condition Surveys:

- To produce asset registers and conduct condition surveys for energy centres, substations, and other critical infrastructure.
- To prepare and submit detailed reports and recommendations based on the findings of these surveys

Project Management and Architectural Consultancy:

- To provide project management services for facility renovation, refurbishment, expansion projects and architectural designs.
- To offer consultancy services on facility management best practices, cost optimization, and strategic planning.
- Training and Development:
 - To provide training programs for staff on the latest maintenance techniques, safety protocols, and industry standards



- Contracting and Subcontracting:
 - To enter into contracts and agreements with clients, suppliers, and subcontractors for the provision of services.
 - To oversee and manage subcontracted services to ensure quality and compliance with contractual obligations..

BeSimplified Integrated Services Limited provides quality facilities maintenance services that deliver harmonized and customized solutions to support your core operations and exceed expectations.

As an affiliate of Piotrewa, operating across Europe, and now Africa, BeSimplified Integrated Services Limited brings practical knowledge and experience from a diverse range of industry sectors and disciplines to help you achieve your strategic and financial goals for your buildings and assets. We offer inclusive, flexible facilities strategies and innovative solutions tailored to meet the evolving needs of our clients.

SOFT SERVICES



HOUSE KEEPING AND HYGIENE SERVICES:

Cleaning and maintaining a place of business to the highest standards is extremely important because it ensures the comfort of your staff, customers, and visitors in a pleasant environment. Besimplified Integrated Services offers a large range of cleaning and sanitizing services for every size business such as Administrative buildings, large residential building, corporate buildings, hospitals, Malls, schools and more.



FABRIC MAINTENANCE SERVICES:

One of the benefits living in Africa, sunshine virtually most of the year. However, the climate can also be pretty harsh, particularly during the hot summer months, bringing with it extreme temperatures and a surfeit of wind and dust.

Keeping your buildings looking fresh and well maintained is a challenge in these conditions. And this is where Besimplified can help.

HARD SERVICES



Our Electrical Services (Planned Preventative Maintenance Focus)

At BeSimplified Integrated Services Limited, our electrical maintenance programs are designed to prevent faults before they occur, ensuring operational continuity, safety, and energy efficiency. We provide proactive inspection, testing, & servicing solutions across all electrical systems, including:

- Illumination and Lighting Systems – Routine inspection, cleaning, and replacement to maintain optimal performance and energy efficiency.
- High and Low Voltage (HV/LV) Power Distribution – Preventative checks, thermal scanning, and maintenance to minimize power interruptions and equipment failure.
- Standby and Emergency Generator Systems – Scheduled testing, fuel system checks, and full-load simulations to guarantee reliability during power outages.
- Emergency and Exit Lighting Systems – Regular functional testing and battery performance checks for compliance and safety assurance.
- Cable Infrastructure (Underground & High-Rise) – Inspection and maintenance of underground and vertical cabling to prevent deterioration and ensure system integrity..
- Wiring Systems (Concealed & Surface) – Periodic assessment of power, lighting, fire alarm, and security circuits to detect faults early and prevent downtime.
- Cable Trays, Ladders, and Busbar Trunking – Cleaning, tightening, and corrosion control to maintain electrical continuity and safety standards.

Low Voltage Systems (PPM Coverage):

- Building Management Systems (BMS) – Monitoring, calibration, and software updates for optimal building performance.
- Telephone & Communication Systems – Regular testing to maintain signal quality and reliability.
- Voice and Data Structured Cabling – Inspection and certification of network integrity and performance.
- CCTV, Access Control & Security Systems – Preventative testing, lens cleaning, and software updates to ensure uninterrupted protection.

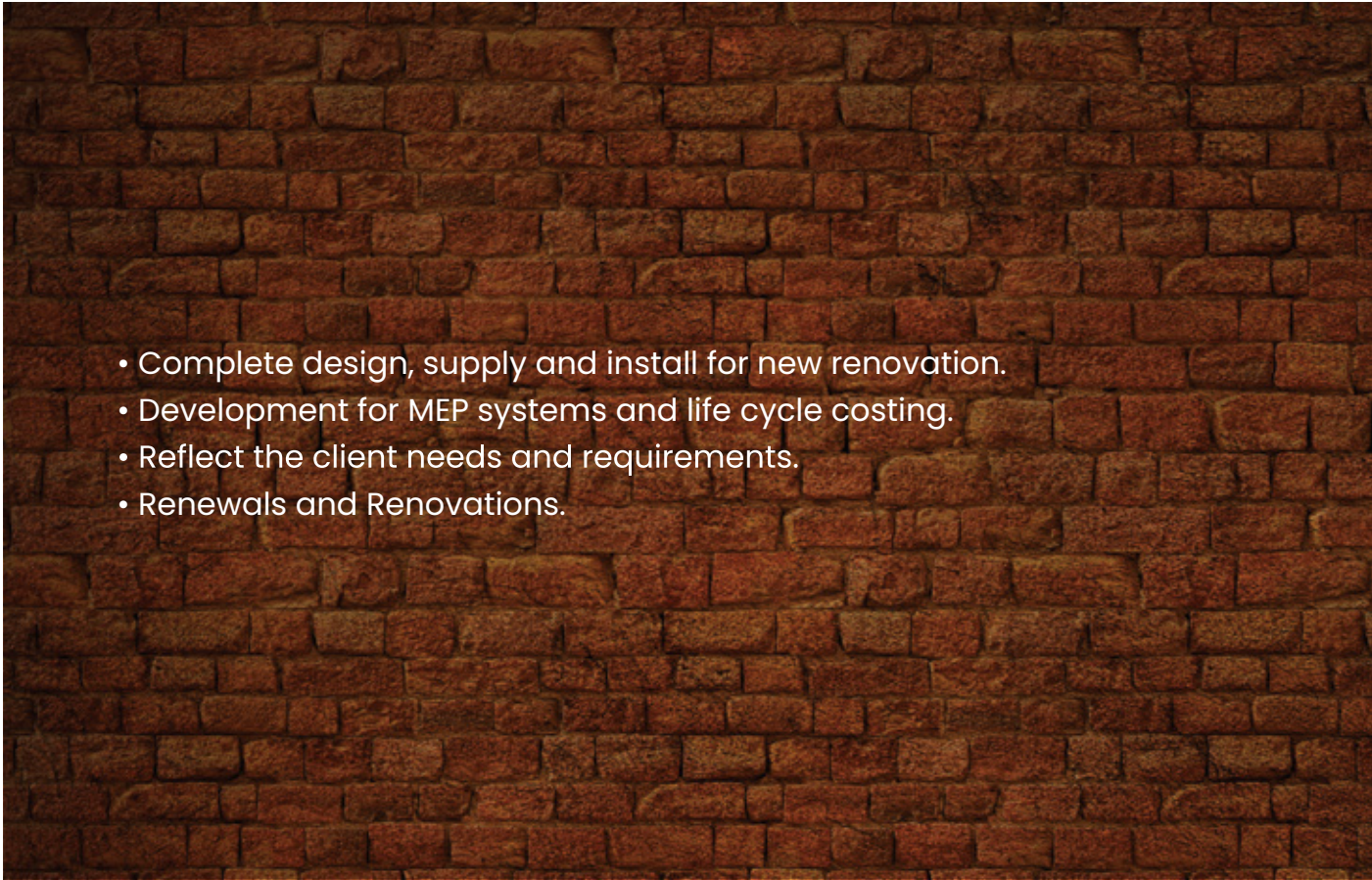
Mechanical Services (PPM Focus)

Our mechanical maintenance programs are tailored to preserve equipment efficiency, safety, and comfort in every facility. Through scheduled inspections and performance monitoring, we ensure that all mechanical assets operate at their best throughout their lifecycle.

We cover a full range of systems, including:

- Heating, Ventilation, and Air Conditioning (HVAC) – Filter replacement, coil cleaning, and performance optimization for comfort and air quality.
- Plumbing and Drainage Systems – Regular checks of pumps, pipes, and valves to prevent leaks, blockages, and inefficiencies.
- Fire Protection and Suppression Systems – Periodic testing of sprinklers, alarms, and extinguishers to maintain compliance and readiness.
- Pumping Systems and Water Tanks – Cleaning, calibration, and testing to ensure uninterrupted water supply and safe storage.

SMALL BUSINESS UNIT/ RENOVATION AND REFURBISHMENT SERVICES:

- 
- Complete design, supply and install for new renovation.
 - Development for MEP systems and life cycle costing.
 - Reflect the client needs and requirements.
 - Renewals and Renovations.

MEET OUR TEAM

It's our people who make the difference.

- Besimplified Facility Maintenance team helps our customers achieve their goals with peace of mind.



Diane C Ubbly

- Chief Executive Officer



Mary-Ann Hassan

- Head of Operations
- Director (Operations)



David Ekpenyong

- Head of Finance and Planning
- Director (Finance)



Saifullah Waseem

- Director (Information Technology)



CLIENTS PORTFOLIO



Our core strength lies in the deep expertise and dedication of our team. With over a decade of combined experience in MEP services, we possess a unique insight into the nature and value of our clients' assets.

We prioritize regular training and professional development for our technicians, enabling them to effectively mitigate risks. This commitment is why our customers choose and trust BeSimplified with their enterprises.



BeSimplified



Tel. & Fax. +2347072257422

Email. besimplifiedfacilitiesltd@gmail.com

Address. (Headquarter) 18 Hays Road, Gravesend, Kent. United Kingdom.

(Abuja Branch) R32 Northwall Drive, Lokogoma, F.C.T Abuja.

(Lagos Branch) Unit 4, Lara Ademola Street, Greenville Estate, Agungi, Lekki, Lagos