



Environmental impact

Acoustic performance

Energy performance

Technical inspection services and guidance – Real Estate
Technical Building Management Services
Our expertise, your peace of mind



SECO

80 years of expertise

Who we are

Back in the 1930s, Seco was set up as an independent and neutral technical partnership of the construction industry in order to organise inspections and obtain proper insurance (Inherent Defects Insurance) for major construction projects in Belgium. Seco's role was to normalise risks involved with the design, the building materials, the construction process and the construction itself.

Over time, our role has broadened, from a compulsory step in the insurance process to one of inspection and guidance in order to avoid, reduce and eliminate risks for investors, contractors, designers, consultants and users alike. We now benefit from general recognition by international insurance and reinsurance companies.

But the world moves on. As our society needs to find an answer to the changes in lifestyle, technological developments, environmental concerns and the impact of a growing population, innovation has become key. It influences the design and the execution of projects, where aspects of occupancy and use that impact upon life cycle cost also need to be addressed.

And we can contribute here, at the level of the construction industry and as part of a global responsibility which we share, but also at the level of your project. Our extensive and multi-disciplinary expertise makes us the ideal partner to secure the quality and sustainability of your project, not only during design and execution but also "in use".

Seco: 80 years ahead in technical inspections for the construction industry!

What we do

At Seco we carry out focused inspections to avoid potential damages due to technical issues with the stability and foundations of a structure, the water and air-tightness of a shell and the functioning of technical installations. Furthermore, we monitor and control the best practices in engineering to ensure proper behaviour and performance of the construction over time.

We carry out the entire control process, from the initial in-depth examination of the project concept to the regular on-site inspections, in order to ensure the quality of the work under execution.

From design to delivery and beyond

The quality of the initial conceptual design is crucial for the final performance of your project. Therefore Seco assists both clients and designers right from the start, working with you in a proactive way through all successive stages of your project, up to the finalised construction and even during its subsequent lifespan, with continual concern for quality, assessing risk and ensuring security and sustainability. This peace of mind is our guarantee to you.

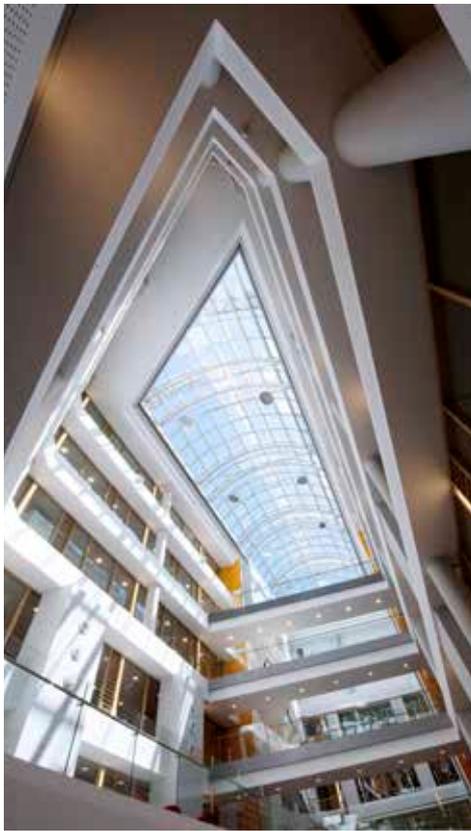


Energy & Sustainability

- Concept analysis
- Solutions and new technologies
- Optimisation of performance, consumption and production
- Testing and measurements (blowerdoor, thermography,...)
- Monitoring
- Sustainability Certification - Valideo , BREEAM
- Performance statement

Comfort: thermal, visual, acoustic and air quality

- Analysis - definition of requirements
- Design review
- Evaluation of alternative solutions
- Dynamic simulations
- Compliance with standards
- Corrective measures and solutions
- Site inspection
- Performance statement



Maintenance

- Support in establishing specifications
- Evaluation of proposed maintenance programmes
- Analysis of maintenance contracts
- Periodic inspection
- Monitoring
- Maintenance audit

Commissioning

- Feasibility
- Compliance with sustainability rating schemes
- Guidance along the entire process
- Calibration and tuning
- Seasonal commissioning
- User interviews
- Performance statement



Fire Safety

- Concept analysis (evacuation, compartment)
- Design review
- Compliance with regulations
- Alternative proposals
- Inspection of execution
- Assistance during testing (including smoke evacuation)
- Assistance at handover
- Personalised support

Technical audit

- Assessment of the structure, envelope and technical installations's condition
- Assessment of durability and adaptability
- Regulatory compliance (energy, safety and accessibility)
- Residual lifespan
- Analysis refurbishment programme
- Analysis reallocation possibilities

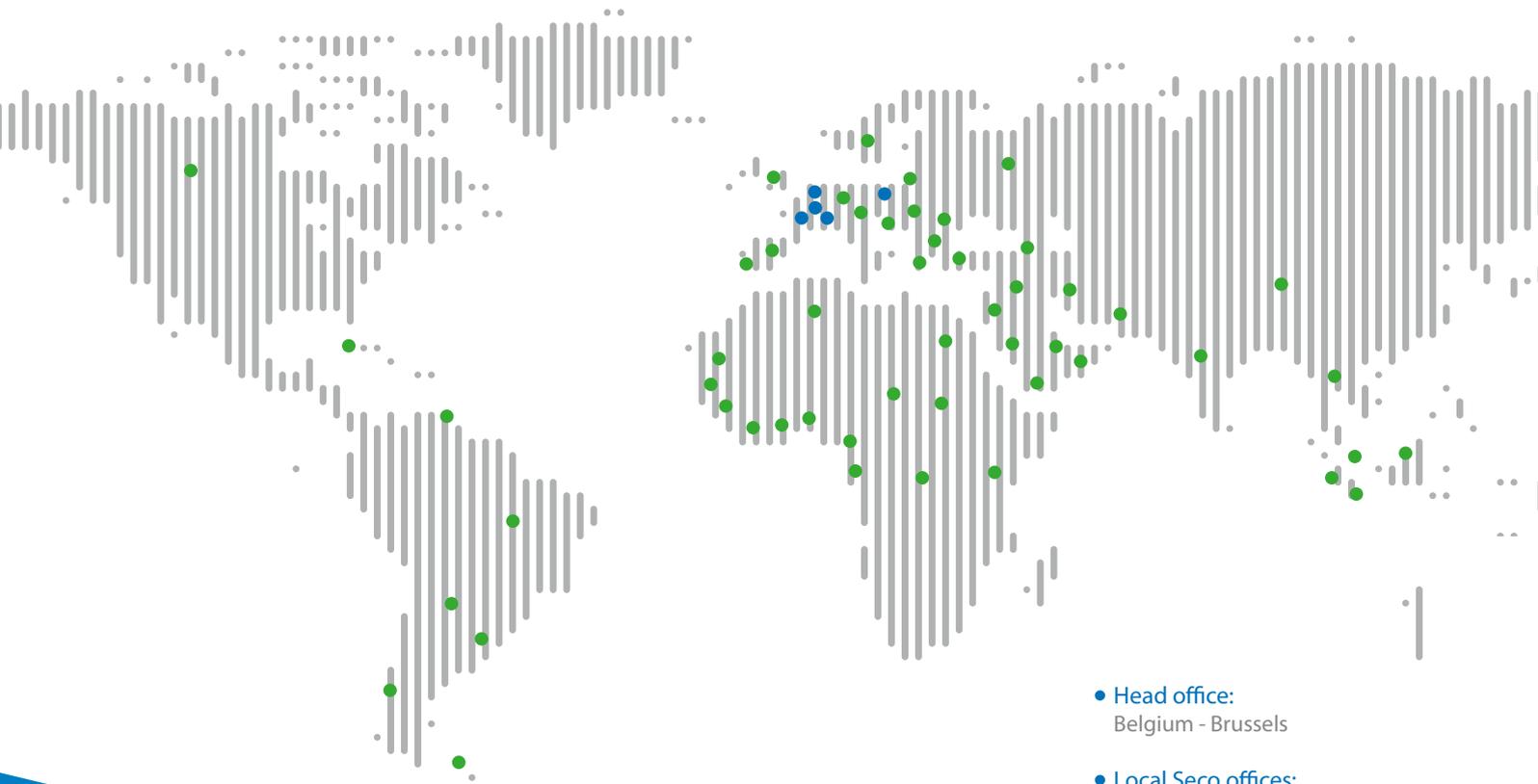


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SECO



• **Head office:**
Belgium - Brussels

• **Local Seco offices:**
France - Lille
Luxemburg - Capellen
Poland - Warsaw
The Netherlands - Breda

• **Projects**

- **Belgian leader**, active worldwide
- **Subsidiaries** in France, the Netherlands, Luxemburg, Poland
- Turnover: **33 millions EUR**
- Currently more than **3,5 billions EUR** works supervised and certification mandates annually
- More than **1,200 factories** audited annually
- 1,000 new projects per year (over **30,000 projects** in total)
- 290 persons (**230 engineers**)

Specialist teams of engineers

Our study and inspection teams consist of highly qualified experts specialised in their respective fields. Most of them benefit from a longstanding experience with Seco. Their specific know-how and skills are linked to the building industry as well as civil engineering and environmental issues, allowing them to provide personalised recommendations and proposals in every technical field that your project may include.

In addition, our engineers benefit from the support of the SECO Technical Council, formed by a large number of University professors. Seco also participates in several committees on technical standards and certification systems. This academic background supports our role as a leading company in the construction world.

References

Our references cover the following types of projects:

Civil engineering

- Energy and environment
- Water management
- Maritime works
- Mobility and transport infrastructure

Buildings

- Residential projects
- Offices
- Retail
- Hotels
- Healthcare
- Education
- Logistics centers and industrial halls
- Student accommodation
- Leisure and culture
- Mixed use developments

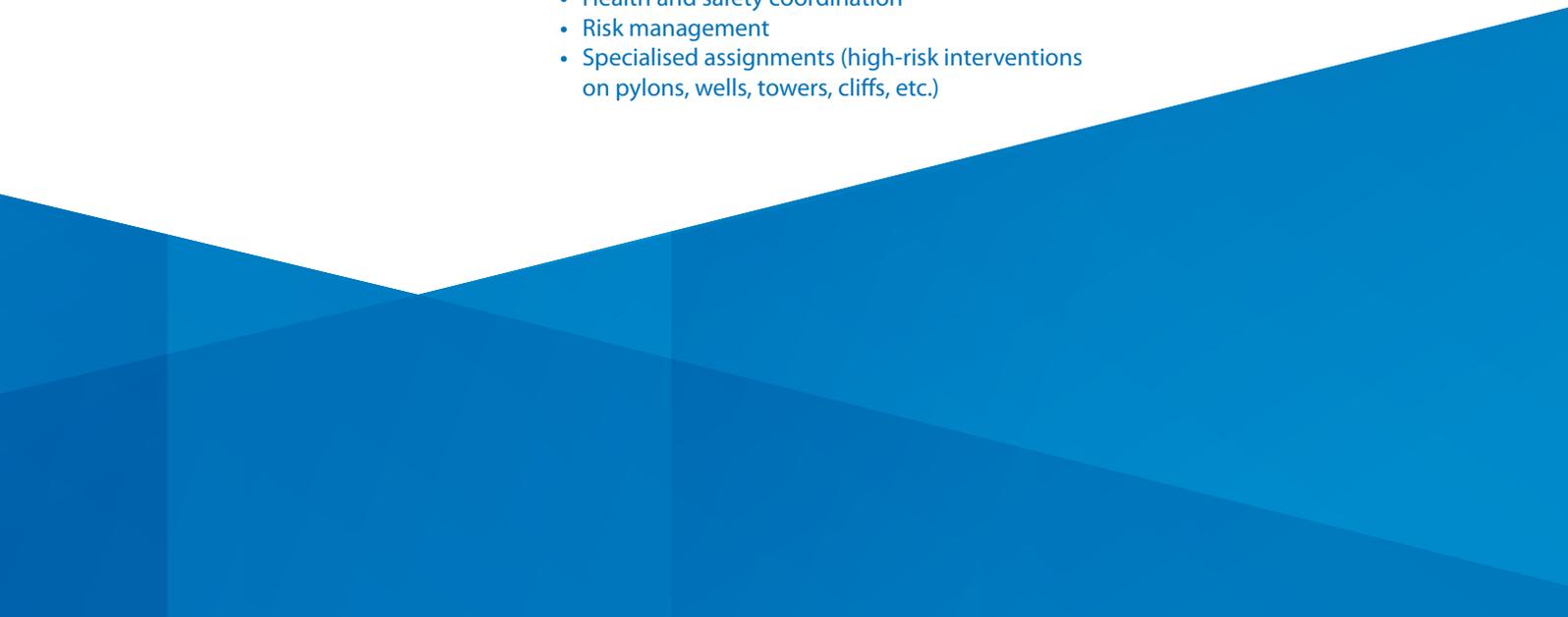
Technical fields

Our engineers are experts in the following technical fields:

- Stability
- Building physics
- Building envelope
- Façades and joinery
- Metal structures
- Technical equipment
- Finishing works
- Acoustics
- Fire safety engineering
- Sustainable construction (Valideo, Breeam, DGNB)
- Safety coordination
- High-rise construction
- Offshore structures
- Soil dynamics (including earthquake engineering)

Services

Our services cover a large array of activities and interventions:

- Technical inspection and guidance
 - Technical building management services (support in the fields of maintenance, commissioning, building user guides, etc.)
 - Services related to energy performance and comfort
 - Fire protection
 - Periodic inspections – quality systems
 - Sustainability assessments
 - Guidance on sustainability programs
 - Technical audit (due diligence)
 - Environmental protection
 - Health and safety coordination
 - Risk management
 - Specialised assignments (high-risk interventions on pylons, wells, towers, cliffs, etc.)
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Material lifespan



Structural stability



Fire safety compliance



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