PPM SCHEDULE

Maintenance Activities

INTERNAL CONTRACT

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							IF NOT DONE					
Column C	ID Location	Element	Sub- Element	Task	Performed By	Current Frequency			Condition	Priority Rating L	raent	Estimated Costs
Column C						<u> </u>		4			9	
Control Cont												
Column C		, ,	,	-		, , , , , , , , , , , , , , , , , , , ,						
20 De Particular 1 1 1 1 1 1 1 1 1						, , , , , , , , , , , , , , , , , , , ,						
1.0 Control The St. Bird St.				Visual Inspection	Sureserve	Monthly						
19 18 18 18 18 18 18 18		Fire & Life Safety System	Fire Extinguishers	Pressure Tests	Sureserve	Annually						
199 Of Fachs Fig. 1, 1 for fact, proper from Pools Springer Property	1.07 Car Parks	Fire & Life Safety System	Fire Extinguishers	Replacement	Sureserve	Variable (depends on typ	e)					
1.00 Mar Notes	1.08 All Blocks	Fire & Life Safety System	Fire Doors	Visual Inspection and Adjustme	Sureserve	Annually						
17 Mar Richard First A R. Buddy Special Poly Richard Value V	1.09 All Blocks	Fire & Life Safety System	Fire Safety Signage	Condition Inspection	Sureserve	Annually						
1.9 Sept Stocks	1.10 Most Blocks	Fire & Life Safety System	Dry Risers	Visual Inspection	Sureserve	6 Monthly						
11.5 Sept Bigston Pris & Not Staffy Stores Prison Pris & Not Staffy Stores Prison	1.11 Most Blocks			Pressure Tests	Sureserve	Annually						
The Park First IC Ready Spherity Francis and the Continues Park IC Ready Spherity Francis Spherity Continues Park IC Ready Spherity Ready Spher					Sureserve	, , , , , , , , , , , , , , , , , , , ,						
115 Car Genes First A. Life Solvery Secure Se		, ,				, , , , , , , , , , , , , , , , , , , ,						
10 De Park File IL Solido Spotes Spote		, ,	. ,	•								
117 Car Paris Firs 1. 16. Solety System Districts Systems First System Fact Services First Sy				•								
1.10 Car Parks				,		,						
1.05 All Policies First & Life Study System Company Lydron Fax All Study Study Fax All Study Study Fax All Study Study First Study Study First Study Study First Study Study Study First Study	—			,		,						
1.50 All Distant				,		,						
161 All Richards Fine A Life Storing System Control System C				•								
Fig. 6, 1 ft Description Fig. 7, 1 ft Description Fig. 6, 1 ft Descri				,		, , , , , , , , , , , , , , , , , , , ,						+
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124 All Bibliosa		, ,	,			•				+		+
Mat Block Common Mat Blo	1					, , , , , , , , , , , , , , , , , , , ,						+
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2.53 All Ricoss Secretal Systems Impromy Presentation Impr			ĕ			, , , , , , , , , , , , , , , , , , , ,						+
20.5 All Blocks Descrical Systems Desc		,	Ü	-								
205 All Blooks Caciford Systems Description PO		·	3 3			,						
2007 AF Blocks Cheditatic Systems MSF Panels Full Systems Full System		•	, , ,			,						
Secretary Part Pa		·	3 3			, , , , , , , , , , , , , , , , , , , ,						
Signate Secretar Systems Signate Protection Devices Function Test & Vasal Improcot Ad 1900 Annualry	2.07 All Blocks	Electrical Systems	UPS Systems	,		Quarterly						
Source S	2.08 All Blocks	Electrical Systems	UPS Systems	Full System Test & Service	Sureserve	Annually						
Size Some Blocks Mechanical Services Generators Function Test & Visual Inspects Sureserve Country	2.09 All Blocks	Electrical Systems	Surge Protection Devices	Function Test & Visual Inspecti	Ad Hoc	Annually						
Sag Same Blooks Mechanical Services Cemerators Function Test & Visual Inspection Cemerators Function Test & Visual Inspecti	3.01 Some Blocks	Mechanical Services	Boilers	Full System Test & Service	Ad Hoc	Annually						
305 All Blocks Mechanical Services Full System Test & Sarvice Annually All Blocks Mechanical Services Pumps Visual Inspection All Hoc. Annually All Blocks Annually Annuall	3.02 Some Blocks	Mechanical Services	Generators	Function Test & Visual Inspecti	Sureserve	Monthly						
AB Blocks Mechanical Services Pumps Visual inspection Ad Hoc Counterly		Mechanical Services		•	Sureserve	Quarterly						
All Flocks Mechanical Services Car Park Fams Visual Inspection Ad Hoic Annually		Mechanical Services		,		, , , , , , , , , , , , , , , , , , , ,						
Ad Hock Some Blocks Mechanical Services Car Park Fane Visual Inspection Ad Hock Annually Annua	0.00					,						
All Places Mechanical Services Are Conditioning Units Function Test & Service Network (BEO / ED) Mechanical Services Network (Places) Mechanical Services Network (Places) Netwo			-			, , , , , , , , , , , , , , , , , , , ,						
3.09 Nor-Block EEO / EC) Mechanical Services Ar Conditioning Units Function Test & Visual Inspector FSO Annually						,						
All Blocks Mechanical Services Ventilation Systems Full System Test & Service PSO Annually		1		•		, , , , , , , , , , , , , , , , , , , ,						
Some Blocks Mechanical Services Ventilation Systems (Towers) Cleaning & Yusual Inspection Chipsell Annually Surseave Monthly	**** /					,						
3.18 Blocks Mechanical Services Verillation Systems (Inside Flats) Cleaning & Visual Inspect of Surserve Monthly			,			,						
Non-Block (BEO / EC) Mechanical Services Tollet Alarms Function Test & Visual Inspect) Sureserve Monthly				,						1		
1.5 All Blocks Mechanical Services Shurser Full System Test & Service Annually			7 \			,						-
All Blocks Mechanical Services Shut-Off / Isolation Valves Function Test & Visual Inspection None Repairs and Maintenance Annually												-
Some Blocks Mechanical Services Pressure Reducing Sets Function Test & Visual Inspection None Repairs and Maintenance Annually						Alliually	Renairs and Maintenance	Annually				+
S.17 All Blocks Mechanical Services Soil and Vent Pipework Visual Inspection None Repairs and Maintenance Annually							•	,				+
All Blocks Mechanical Services Soil and Vert Pipework CCTV Survey None Structural Waterproofing 5 Yearly			· · · · · · · · · · · · · · · · · · ·					,				+
Some Blocks Mechanical Services Expansion Vessels / Pressurisation Units Function Test & Visual Inspection Guardian Annually Some Blocks Mechanical Services Expansion Vessels / Pressurisation Units Function Test & Visual Inspection Annually Some Blocks Mechanical Services Expansion Vessels / Pressurisation Units Function Test & Visual Inspection Annually Some Blocks Mechanical Services Petrol Interceptors Visual Inspection Ad Hoc Annually Some Blocks Mechanical Services Petrol Interceptors Full System Test & Service Ad Hoc Annually Some Blocks Mechanical Services Petrol Interceptors Structural Survey of System Ad Hoc Syearly Some Blocks Mechanical Services Architectural Ironmongery (Communal Doe Tunction Test & Service None Repairs and Maintenance Annually Some Blocks Mechanical Services Architectural Ironmongery (Privacy Screen Function Test & Service None Repairs and Maintenance Annually Some Blocks Mechanical Services Garchey Full System Test & Service Sorvice Sorv							•	,				
Some Blocks Mechanical Services Expansion Vessels / Pressurisation Units June 10 Car Parks Mechanical Services Petrol Interceptors Visual Inspection Ad Hoc Quarterly Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System Test & Service Ad Hoc Annually Petrol Interceptors Full System System Ad Hoc System Annually Petrol Interceptors Architectural Ironmongery (Communal Dod Function Test & Service None Repairs and Maintenance Annually Petrol Interceptors Architectural Ironmongery (Privacy Screen Function Test & Service None Repairs and Maintenance Annually Petrol Interceptors Annually Petrol Inte				,		Annually		<u> </u>				
3.21 Car Parks Mechanical Services Petrol Interceptors Visual Inspection Ad Hoc Quarterly	, ,		J			, , , , , , , , , , , , , , , , , , , ,						
Section Services Petrol Interceptors Full System Test & Service Ad Hoc Annually Annua						,						
Secondary Seco				Full System Test & Service	Ad Hoc	Annually						
3.24 All Blocks Mechanical Services Architectural Ironmongery (Communal Doc Function Test & Service None Repairs and Maintenance Annually Repairs and Maintenance Ann	3.23 Car Parks	Mechanical Services	Petrol Interceptors	Structural Survey of System	Ad Hoc	5 Yearly						
3.26 All Blocks Mechanical Services Garchey Cleaning & Visual Inspection Garchey Full System Test & Service Garchey Full System Test & Service Garchey Full System Test & Service Garchey Fam Annually Structural Survey of System All Blocks Mechanical Services Garchey Structural Survey of System All Blocks Mechanical Services Underfloor Heating Condition Survey None External Qualified Electrician 5 Yearly Structural Survey Structural Survey None External Qualified Electrician 5 Yearly Structural Survey Structural	3.24 All Blocks	Mechanical Services			None		•	Annually				
3.26 All Blocks Mechanical Services Garchey Cleaning & Visual Inspection Garchey Full System Test & Service Garchey Full System Test & Service Garchey Full System Test & Service Garchey Fam Annually Structural Survey of System All Blocks Mechanical Services Garchey Structural Survey of System All Blocks Mechanical Services Underfloor Heating Condition Survey None External Qualified Electrician 5 Yearly Structural Survey Structural Survey None External Qualified Electrician 5 Yearly Structural Survey Structural			Architectural Ironmongery (Privacy Screen	Function Test & Service			Repairs and Maintenance	Annually				
3.28 All Blocks Mechanical Services Garchey Structural Survey of System Ad Hoc 5 Yearly 3.29 All Blocks Mechanical Services Underfloor Heating Condition Survey None External Qualified Electrician 5 Yearly 4.01 All Blocks Water Hygiene Cold Water Storage Tanks Visual Inspection Guardian Monthly 4.02 All Blocks Water Hygiene Cold Water Storage Tanks Sampling Guardian Monthly 4.03 All Blocks Water Hygiene Cold Water Storage Tanks Sampling Guardian 6 Monthly 4.04 All Blocks Water Hygiene Cold Water Storage Tanks Cleaning & Visual Inspection Guardian Annually 4.05 Some Blocks Water Hygiene Drinking Water Storage Tanks Visual Inspection Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.07 Monthly Monthly 4.08 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.09 Monthly Monthly			,	- ·								
3.29 All Blocks Mechanical Services Underfloor Heating Condition Survey None External Qualified Electrician 5 Yearly 4.01 All Blocks Water Hygiene Cold Water Storage Tanks Visual Inspection Guardian Monthly 4.02 All Blocks Water Hygiene Cold Water Storage Tanks Temperature Testing Guardian Monthly 4.03 All Blocks Water Hygiene Cold Water Storage Tanks Sampling Guardian 6 Monthly 4.04 All Blocks Water Hygiene Cold Water Storage Tanks Cleaning & Visual Inspection Guardian Annually 4.05 Some Blocks Water Hygiene Drinking Water Storage Tanks Visual Inspection Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.07 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.08 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.09 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly 4.09 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly			,	,		,						
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4.02 All Blocks Water Hygiene Cold Water Storage Tanks Temperature Testing Guardian Monthly 4.03 All Blocks Water Hygiene Cold Water Storage Tanks Sampling Guardian 6 Monthly 4.04 All Blocks Water Hygiene Cold Water Storage Tanks Cleaning & Visual Inspection Guardian Annually 4.05 Some Blocks Water Hygiene Drinking Water Storage Tanks Visual Inspection Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Monthly			S S	,			External Qualified Electrician	5 Yearly				
4.03 All Blocks Water Hygiene Cold Water Storage Tanks Sampling Guardian 6 Monthly 4.04 All Blocks Water Hygiene Cold Water Storage Tanks Cleaning & Visual Inspection Guardian Annually 4.05 Some Blocks Water Hygiene Drinking Water Storage Tanks Visual Inspection Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Monthly		, , ,	Ü	·		,						
4.04 All Blocks Water Hygiene Cold Water Storage Tanks Cleaning & Visual Inspection Guardian Annually 4.05 Some Blocks Water Hygiene Drinking Water Storage Tanks Visual Inspection Guardian Monthly 4.06 Some Blocks Water Hygiene Drinking Water Storage Tanks Temperature Testing Guardian Monthly						,						
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4.08 Some Blocks	Water Hygiene	Drinking Water Storage Tanks	Cleaning & Visual Inspection	Guardian	Annually						
4.09 Non-Block (BEO / EC)	Water Hygiene	Calorifiers	Visual Inspection	Guardian	Monthly						
4.10 Non-Block (BEO / EC)		Calorifiers	Temperature Testing	Guardian	Monthly						
4.11 Non-Block (BEO / EC)		Calorifiers	Cleaning & Visual Inspection	Guardian	Annually						
4.12 All Blocks	Water Hygiene	Expansion Tanks / Overflows	Cleaning & Visual Inspection	None		Repairs and Maintenance	Annually				
4.13 All Blocks	Water Hygiene	Risk Assessments	Risk Assessments	Ad Hoc	Annually						
5.01 Most Blocks	Lifts	Lifts	Preventative Maintenance	Guideline	Monthly						
5.02 Most Blocks	Lifts	Lifts	LOLER Inspections	BES	6 Monthly						
5.03 Most Blocks	Lifts	Lifts	SAFED Checks	Guideline	Annually						
5.04 Most Blocks	Lifts	Autodiallers	Function Test & Visual Inspect		Quarterly						
5.05 Most Blocks	Lifts	Autodiallers	Full System Test & Service	Guideline	Annually						
5.06 Most Blocks	Lifts	Monitoring Systems	Function Test & Visual Inspect		Annually						
5.07 Most Blocks	Lifts	Fireman's Lift Controls	Function Test & Visual Inspect		Annually						
6.01 Most Blocks	Access & Security	Intercom Systems	Function Test & Visual Inspect			Repairs and Maintenance	Annually				
6.02 Non-Block (BEO / EC)	Access & Security	Access Control Systems	Function Test & Visual Inspect			Specialist	Annually				
6.03 Car Parks	Access & Security	CCTV	Function Test & Visual Inspect		Quarterly						
6.04 Car Parks	Access & Security	CCTV	Full System Test & Service	Ad Hoc	Annually						
S.05 Some Blocks	Access & Security	Automatic Closing Doors	Function Test & Visual Inspect		Quarterly						
S.06 Some Blocks	Access & Security	Automatic Closing Doors	Full System Test & Service	Ad Hoc	Annually						
6.07 Car Parks	Access & Security	Automatic Gates and Barriers	Function Test & Visual Inspect		Quarterly						
6.08 Car Parks	Access & Security	Automatic Gates and Barriers	Full System Test & Service	Ad Hoc	Annually						
7.01 All Blocks	Building Fabric	Concrete Testing	Visual Inspection & Testing	Ad Hoc	5 Yearly						
7.02 All Blocks	Building Fabric	Concrete Testing	Full Test	Ad Hoc	10 Yearly						
7.03 Most Blocks	Building Fabric	Balustrades	Visual Inspection	None		Specialist	5 Yearly				
7.04 All Blocks	Building Fabric	Glazing (Common Parts)	Visual Inspection	None		Repairs and Maintenance	Annually				
7.05 All Blocks	Building Fabric	Glazing (Seal Checks)	Visual Inspection	None		Repairs and Maintenance	Annually				
7.06 All Blocks	Building Fabric	Window/Door Frames	Visual Inspection	None		Repairs and Maintenance	Annually				
7.07 All Blocks	Building Fabric	Redecoration (Internal Common Parts)	Cyclical Works	Ad Hoc	At least as per lease						
7.08 All Blocks	Building Fabric	Redecoration (External)	Cyclical Works	Ad Hoc	At least as per lease						
7.09 All Blocks	Building Fabric	Expansion Joints (Podium)	Visual Inspection & Testing	None		Structural Waterproofing	Annually				
7.10 All Blocks	Building Fabric	Expansion Joints (Block)	Full Test	None		Structural Waterproofing	5 Yearly				
7.11 All Blocks	Building Fabric	Expansion Joints (Podium)	Visual Inspection & Testing	None		Structural Waterproofing	5 Yearly				
7.12 All Blocks	Building Fabric	Expansion Joints (Block)	Full Test	None		Structural Waterproofing	5 Yearly				
7.13 All Blocks	Building Fabric	Floor Finishes (Common Parts)	Cyclical Works	Ad Hoc	At least as per lease						
7.14 Some Blocks	Building Fabric	Roof Access Ladders	Function Check	Ad Hoc	Annually						
7.15 Most Blocks	Building Fabric	Eyebolts / Fall Arrest Systems	Function Check	Ad Hoc	Annually						
7.16 Most Blocks	Building Fabric	Roofs	Visual Inspection and Cleaning	,	To be agreed						
7.17 Most Blocks	Building Fabric	Balconies	Visual Inspection and Cleaning	,	To be agreed						
7.18 Most Blocks	Building Fabric	Drainage	Visual Inspection and Cleaning	4	To be agreed						
7.19 All Blocks	Building Fabric	Compartmentation Surveys	Visual Inspection	None		Specialist	5 Yearly				
7.20 All Blocks	Building Fabric	Asbestos	Management Surveys	Eton Environmental	Annually						
7.21 Most Blocks	Building Fabric	Bird Netting / Spikes	Visual Inspection	None			Annually				
7.22 All Blocks	Building Fabric	Paving and Flagstone Condition Survey	Visual Inspection	None		Repairs and Maintenance	5 Yearly				
7.23 Some Blocks	Building Fabric	Playground Equipment	Visual Inspection	None	Weekly						
7.24 Some Blocks	Building Fabric	Playground Equipment	Operational	None	Monthly						
7.25 Some Blocks	Building Fabric	Playground Equipment	Independent Inspection - RPII	None	Annually						