

What is Planned Preventative Maintenance of a building?

Allcott Commercial's guide to Planned Preventative Maintenance has been published by BBP Media.

Our [guide](#) to planned preventative maintenance is now available through BBP Media's Business Insights series.

[Planned preventative maintenance](#) (PPM) is an important tool for managing budgets and keeping properties in a good and safe state of repair.

Building surveyors play a key role in producing PPM schedules. They identify the repair and maintenance needs for each item within the demise of a building, along with estimated costs, but this is not the full extent of their role – a deeper level of insight is needed to fully tailor a PPM schedule to a particular business. Therefore, surveyors also work closely with property owners and managers to understand their needs and plan appropriate spends, and to consider the long-term structural and cost implications of different repair strategies.

For example, budget availability, or an inability to shut down for maintenance, may limit the works that can be done in a particular year. In such cases, surveyors can help devise the best plan of action by advising on how a delay will affect the ultimate cost of remedial works, and whether the disrepair is likely to cause consequential damage to another element of the building.

PPM schedules are tailored to each client, but typically cover a 10–15 year period. The schedule will list each element of the building, describe its condition and grade it according to severity and urgency.

In addition to the schedule of works, a [PPM report](#) will usually include an overall property description, an executive summary, key points for discussion, health and safety issues and graphical representation of data to visually aid planning.

BIMBA	Sector	Group	Element / Component	Description	Action Required	Duration										Total	Value / Availability / Budget	Health & Safety Issue	Photograph		
						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10						
3	General	Roofs	A2.1	Rehearse goods	Apex condition. Gutters, rehearse goods presented in a satisfactory manner with a number of vehicles presenting surface corrosion and substrate loss.												£ 4,500.00	£4,500	No	No	
3	General	Roofs	A2.2	Front pitched roof	Pitched roof to the front section of the building, presented evidence of sagging, vegetation and substrate loss.												£ 4,500.00	£4,500	No	No	
3	General	Roofs	A2.3	Rear flat roofs	Surface presented evidence of undulations, pooling water, according to the surface covering and tilting.												£ 11,000.00	£11,000	No	No	
3	General	Roofs	A2.4	Straight	Located to the front pitched roof section, straight generally presented in a satisfactory satisfactory state of repair and condition.												£ 200.00	£200	No	No	
3	General	Roofs	A2.5	Rehearse goods	Rehearse goods serving the flat roof sections were visible, presented debris buildup.												£ 300.00	£300	No	No	
3	General	External Walls	A3.1	External Walls	Brickwork located to the rear elevation presented evidence of staining, weathering, flaking and localized areas of peeling mortar joints. It was additionally noted that a number of masonry fixtures fittings were present, which have subsequently caused damage to mortar joints.												£ 3,000.00	£3,000	No	No	
3	General	External Walls	A3.2	External Walls	Brickwork was noted and stained.												£ 500.00	£500	No	No	
3	General	Doors	A4.1	Main Entrance Door	Top condition. Main entrance entrance was presented in a satisfactory manner. Surface presented visible and coated with some staining and wear to paint finish.												£ 200.00	£200	No	No	
3	General	Windows	A5.1	Window	Surrounding pitched brickwork above window presented in a satisfactory state of repair and condition. Surface presented visible, scuffing and marked with evidence of low level deterioration to, some wear and tear to paint finish. Discolouring presented in a satisfactory state of repair and condition with no evidence of any high level deterioration, staining presented to the masonry.												£ 1,200.00	£1,200	No	No	
3	General	Doors	A5.2	Fire Escape Doors	The painted timber escape doors presented, scuff and surface gruff. Further evidence of impact damage and deterioration of top wood (to the frames).												£ 200.00	£200	No	No	