

JUCAS LEADER
PARTNER
CHARTERED BUILDING SURVEY



Planned Maintenance

Buildings are a key asset to all property owners, however, they are also a key resource, which needs to be maintained for business continuity. It is a matter of fact that building materials wear out with time and use, which will necessitate the requirement for repair works.

Planned Programmed Maintenance (PPM) is an asset management strategy to ensure a building functions correctly by preserving the building, satisfying legal obligations and achieving best value of the built asset. By maintaining a property in a wind and watertight condition, programmed maintenance will ensure you, not your Landlord, get the full benefit of your works throughout your occupancy period by mitigating your long term dilapidation liability.

Lucas Lee & Partners can assist in providing a clear PPM in accordance with your objectives, whether this is to gain a financial benefit by reducing building costs and cutting back down time, or a necessity borne out of the need to meet statutory requirements. An effective PPM will allow you to manage the implementation of works which are likely to be required by a landlord at the determination of a lease in any event, thus allowing effective cash flow management.

Our Planned Maintenance service includes a detailed inspection of the building by one of our professional trained Surveyors in order to provide a clear register of works required on the property, enabling accurate budgeting for future levels of funding required to maintain a property.

Our service extends further to include tendering and contract advice, followed by management of the works on site to completion. The competitive tendering and use of an appropriate contract is a key part of any successful Planned Maintenance structure, as this seeks best value and provides security of costs to both the Client and Contractor.

Our on site management of the works alleviates the need for any involvement by you, as we will undertake pre-start meetings, interim inspections and snagging to ensure the works are undertaken to the appropriate standard.



Building Consultancy

Building Surveys
Measured Surveys

Construction Consultancy

Contract Administration
Project Management
Feasibility Studies

Development Consultancy

Development Monitoring
Development Appraisal
The Party Wall etc. Act 1996

Professional Consultancy

Dilapidations
Licences for Alteration
Building Reinstatement Valuation

LUCAS LEE & PARTNERS

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