

PPM Survey Fact Sheet

A Planned Preventative Maintenance (PPM) survey, otherwise known as Stock Condition survey is an essential asset management tool which is designed to inform a pro-active approach to maintenance management. This enables property owners to optimise their maintenance spend, and manage their property portfolio as effectively as possible.

What are the benefits of a PPM survey?

In these uncertain economic times we have seen an increasing trend in our clients recognising the value of PPM. Not only in a drive to save on costs but with an eye on the 'green agenda'. A PPM approach offers the following benefits:

- PPM saves organisations money, typically savings of between 12-18% can be achieved compared with a reactive maintenance approach.
- PPM gives organisations a strategic view of their estate, assisting in decision making and budget planning.
- PPM allows organisations to understand the critical issues over a period of time and allow for these accordingly.
- PPM allows organisations to address wider policy issues such as carbon reduction and sustainability alongside existing maintenance needs.
- PPM enable organisations to keep maintenance costs consistent over a period of time, and avoid unexpected unplanned for costs arising.

What type of organisation is a PPM survey relevant to?

From Watts' experience we are seeing PPM surveys being undertaken across the board. In the Public sector, organisations working with limited budgets such as local authorities, NHS trusts, schools, colleges and universities are adopting this approach. We are also seeing commercial clients commission the surveys, having undertaken these for organisations in the industrial, office, retail, historic and waterways sectors.

How does a PPM survey improve sustainability?

A PPM survey should reduce the carbon footprint and develop a property portfolio's sustainability credentials as it will identify opportunities for improvement that would not have been identified on a purely reactive maintaining basis. Watts, in partnership with Franklins + Andrews have developed LifeCycle cost modelling, with in-built carbon and energy impact assessments that are part of our PPM service. One of the key benefits of this service is the ability to perform scenario testing on different maintenance strategies at the touch of a button, enabling clients to make the right decision about their asset strategy.

How can Watts help?

Watts offer PPM surveys across the entire national network of eight UK offices. Our chartered building surveyors have the expertise in a broad spectrum of building types and financial planning that enables us to deliver PPM reports tailored to specific client requirements. Watts also have the benefit of being able to call upon other in-house expertise such as quantity surveyors, structural engineers, environmental and mechanical & electrical consultants as and when the need arises.

Who should I contact at Watts?

For more information please contact the following:



Daniel Tapscott
Director, Bristol

T: 0117 927 5800

E: daniel.tapscott@watts.co.uk



Andrew Murray
Director, Edinburgh

T: 0117 927 5800

E: andrew.murray@watts.co.uk

Recent commissions



St George's University of London

Watts carried out a detailed planned preventative maintenance survey of the entire campus for all internal and external building fabric matters. Watts also coordinated and assimilated the mechanical and electrical surveys carried out by others. Prior to the survey, a detailed survey proforma for collecting the data and report format was designed to meet the client's requirements. The Excel report presented the survey data on a block-by-block and component basis so that the findings could be easily searched, filtered and prioritised.



Royal Albert Hall

The Grade 1 listed Royal Albert Hall is one of the country's most iconic buildings. Watts was commissioned to carry out a full condition survey and planned maintenance programme including building structure and fabric, building services and the grounds of the Royal Albert Hall. The survey was designed to enable the Royal Albert Hall to make informed decisions relating to the required funding reserve and the appropriate split between operational maintenance and long-term development/replacement projects.



London Borough of Camden Schools

Watts undertook building structure, fabric and mechanical and electrical condition surveys at over 60 educational establishments. The works encompassed approximately 250 buildings within the London Borough of Camden. All information was captured and stored in hand-held computers, which in turn was inputted into the client's asset management software system. This data produced 25-year planned maintenance programmes for the Council's education stock.



Repton School

Repton School was founded in 1557 and comprises 107 buildings, eight Listed Grade 1, 12 Listed Grade II and 74 in a designated conservation area. Watts was requested to draw up a ten year rolling maintenance programme costed against approximate quantities for restoration and regeneration of the 107 buildings. Watts was also appointed to survey all 107 buildings and provide a report on the overall internal and external condition of the buildings.

Watts UK offices

BELFAST

T: 028 9024 8222
E: belfast@watts.co.uk

BIRMINGHAM

T: 0121 265 2310
E: birmingham@watts.co.uk

BRISTOL

T: 0117 927 5800
E: bristol@watts.co.uk

EDINBURGH

T: 0131 226 9250
E: edinburgh@watts.co.uk

GLASGOW

T: 0141 353 2211
E: glasgow@watts.co.uk

LEEDS

T: 0113 245 3555
E: leeds@watts.co.uk

LONDON

T: 020 7280 8000
E: london@watts.co.uk

MANCHESTER

T: 0161 831 6180
E: manchester@watts.co.uk

Watts European offices

DUBLIN

T: +353 (0)1 703 8750
E: dublin@watts-int.com

THE HAGUE

T: +31 (0)79 361 88 91
E: thehague@watts-int.com

STOCKHOLM

T: +46 (0)8 791 7300
E: stockholm@watts-int.com

Watts Contacts

For further information on our planned preventative maintenance capabilities, please contact:



Steve Brewer

Director, London

T: 020 7280 8000

E: steve.brewer@watts.co.uk



Daniel Tapscott

Director, Bristol

T: 0117 927 5800

E: daniel.tapscott@watt.co.uk

