

Planned Preventive Maintenance Schedule

12-month rolling schedule covering fire, water, electrical, gas, lifts, and building fabric. Update frequencies and months to match your site.

Task	Freq.	Reg / Standard	J	F	M	A	M	J	J	A	S	O	N	D	Contractor
Fire alarm test (manual call point rotation)	Weekly	RRO 2005													
Emergency lighting function test	Monthly	BS 5266-1													
Fire door inspection (quarterly)	Quarterly	BS 8214													
Fire Risk Assessment review	Annual	RRO 2005													
Emergency lighting full-duration test	Annual	BS 5266-1													
Fire alarm full service	6-monthly	BS 5839-1													
EICR fixed-wire test	5-yearly	BS 7671													
Portable Appliance Testing (PAT)	Annual	IET COP													
L8 calorifier temperature check	Monthly	ACOP L8													
Sentinel outlet temperature monitoring	Quarterly	ACOP L8													
Showerhead clean and descale	Quarterly	ACOP L8													
Full L8 system inspection	Annual	ACOP L8													
Gas Safety Check (CP12)	Annual	Gas Safety Regs 1998													
Boiler service	Annual	Manufacturer													
CO alarm test	Monthly	BS EN 50291													
LOLER hoist/lift examination	6-monthly	LOLER 1998													
Asbestos re-inspection	Annual	CAR 2012													
Roof inspection	Annual	Best practice													
Gutters and drainage clearance	Annual	Best practice													
Damp and condensation survey	Annual	Best practice													