PPM (PLANNED PREVENTATIVE MAINTENANCE)

Keeping your home safe, clean and comfortable

From time to time, we carry out essential checks and maintenance. This may mean we need access to your bedroom or shared spaces.

Sprinkler service	We'll be checking and maintaining the fire sprinkler system to make sure it works properly in an emergency. This helps keep everyone safe.
Landlord visit	A routine visit from the landlord or management team to check the general condition of the property and make sure everything is running smoothly.
Water hygiene	We carry out checks on the water system to ensure it's clean, safe to use, and meets health standards (including preventing bacteria like Legionella).
Thermal imaging	We use specialist equipment to check for overheating in electrical systems. This helps prevent faults and reduces fire risk.
PAT testing	Portable Appliance Testing involves checking electrical items (like kettles or toasters provided by us) to make sure they're safe to use. We will also test your personal items to make sure they are also safe to use.
Fire alarm service	We test and service the fire alarm system to make sure it will work correctly if needed.
Emergency light testing	We check emergency lighting to ensure it comes on properly if there's a power cut or emergency.
Kitchen and Room Inspections	A quick check of kitchens and bedrooms to make sure everything is safe, clean, and in good condition. This also helps us spot and fix any issues early.
Window cleaning	We clean external (and sometimes internal) windows to keep them clear and well maintained.
Shower head changes	We replace or clean shower heads as part of hygiene standards to keep water safe and flowing properly.
Fuse board checks	We inspect the electrical fuse board to ensure it's working safely and all circuits are protected.

The University Locks team will provide you with at least 7 days' notice for any planned access for PPMs and scheduled works.
Please note, there may be reactive works that need to be scheduled in that are not listed on the PPM calendar. Additionally, there may be times where urgent access is required, and an access note will be provided with further details.
This may be for fire safety, security, safeguarding and urgent maintenance reasons. An access note will be provided for you in this instance.