

Is your lift and escalator equipment receiving the necessary lubrication, cleaning, adjustment and timely repair and replacement of parts necessary? If not, its continued

- Safety
- Functionality
- Performance
- Reliability and
- Life Expectancy

may become compromised.

Are your maintenance records and statutory inspections all up to date? Is the equipment running reliably? Is there a need to upgrade?

The answer to the above questions and many others can be found by MovvéO consultants undertaking a detailed Maintenance Audit.

The audit report will provide details of the number of maintenance, breakdown and repair visits that have been attended to by your maintenance company together with a multi-point assessment of the standard of maintenance including housekeeping, adjustment, repair and lubrication.

Separate lists of maintenance and safety deficiencies are included. Supplementary safety component testing may have been undertaken on the installation and the records of such are also documented in the report and/or recommendations made.

The report will also record all the basic technical details of the installation and give you an outline view of likely capital expenditure needed in the next ten years to address differing areas of safety upgrading, accessibility issues or equipment obsolescence.

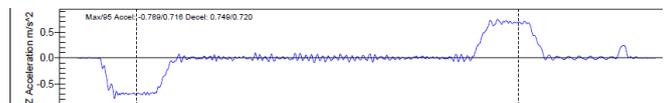
Maintenance contracts can take various forms and although most lift owners/managers have one in place it may not be the most applicable. We comment upon the type of maintenance contract in place and its applicability in representing the interests of the property occupier/owner/manager.



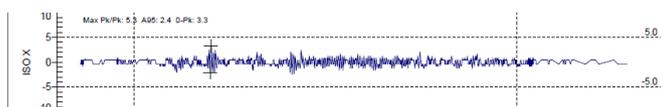
The report will also check and comment upon the availability and current validity of all necessary statutory inspection reports. We also analyse the breakdown and call back record of the equipment and any on-going reliability problems that should be addressed by the maintenance company.

Views on “user satisfaction” and “responsiveness” of the maintenance company are other areas addressed within the report in order to arrive at an overall assessment of the maintenance company’s work.

For high performance equipment we recommend a “full” maintenance audit including performance measurements be undertaken that include noise levels, light levels, speed, acceleration and vibration levels etc. to provide evidence of whether the performance of the equipment is being properly maintained.



Acceleration Profile



Vibration in X Axis

A maintenance audit gives you an initial appraisal of the equipment and the standard of maintenance being upheld. Following this you might instruct that a full “survey and report” be undertaken to more closely analyse the requirements for modernisation including addressing safety and accessibility compliance etc.