Capability Statement

PPM

Planned Preventative Maintenance

Effective property management requires a proactive approach to maintenance. Without a clear strategy, building components can deteriorate unexpectedly, resulting in unplanned capital expenditure, increased repair costs and operational disruption. A Planned Preventative Maintenance (PPM) assessment provides property owners and managers with a clear, costed picture of future maintenance requirements and the confidence to budget effectively for them.

Portland Building Consultants provides PPM assessments and lifecycle planning services across Jersey and the Channel Islands, helping clients protect asset value, manage risk and plan expenditure with greater certainty.

Why Portland Building Consultants?

Our surveyors have a significant track record in building condition assessment and lifecycle planning, having acted for clients including landed estates, FTSE-listed property companies, REITs, managing agents and private owners across commercial, industrial, retail, residential and mixed-use assets.

Jersey's coastal environment is directly relevant to PPM planning. Salt air accelerates the deterioration of roofing membranes, render, metalwork, drainage systems and external joinery at a rate that mainland lifecycle benchmarks do not reflect. A PPM schedule built on UK data will underestimate replacement frequency and produce budgets that fall short when components fail earlier than expected. Our in-house knowledge of local construction, material performance in Island conditions and contractor market capacity allows us to produce maintenance plans that are realistic and deliverable, not just technically correct in the abstract.

We also work regularly with managing agents on service charge PPM, providing clear, defensible cost forecasting for multi-tenanted commercial and residential buildings where transparency and accuracy are essential.

Our Approach

We undertake a detailed inspection of the property to assess the condition and remaining life expectancy of key building elements. Our services include:

- Comprehensive building condition surveys across all property types.
- Assessment of building fabric, structure, external envelope and drainage.
- Lifecycle analysis of key building components, adjusted for Channel Islands conditions.
- Preparation of short, medium and long-term maintenance programmes.
- Forecasting maintenance and capital expenditure over agreed reporting periods.
- Prioritisation of works based on risk, condition and operational requirements.
- Service charge PPM for multi-tenanted commercial and residential buildings.
- Sinking fund advice for residential management companies and leasehold blocks.
- Portfolio-wide maintenance planning for investors and managing agents with multiple assets.

Who We Act For

- Property owners, investors and landed estates.
- Managing agents responsible for service charge budgeting and maintenance planning.
- Residential management companies and leasehold block managers.
- Pension funds and institutional investors managing commercial property portfolios.
- Occupiers and facilities managers requiring structured maintenance programmes.

The Benefit

A professionally prepared PPM provides a clear roadmap for maintaining a property, protecting its value and reducing the risk of unexpected failures. It also provides landlords, managing agents and management companies with the evidence base to justify service charge budgets and demonstrate a proactive approach to asset stewardship.

Portland Building Consultants delivers practical, data-informed maintenance plans grounded in genuine local knowledge, helping clients protect their assets and plan with confidence for the long term.