

What is Cyclical Maintenance?

Cyclical maintenance refers to the planned, regular, and systematic inspection, servicing, and repair of building components and systems to ensure their continued functionality, safety, and efficiency. This approach is proactive, aiming to prevent deterioration and extend the lifespan of assets. In the context of social housing, cyclical maintenance is critical for maintaining habitable and safe living conditions for tenants while complying with relevant Building Regulations.

In social housing, cyclical maintenance is often mandated by housing associations and local authorities to meet statutory obligations under the **Homes (Fitness for Human Habitation) Act 2018** and the **Building Safety Act 2022**. It ensures that properties remain compliant with **Part L (Conservation of Fuel and Power)** and **Part F (Ventilation)** of the Building Regulations, which are essential for energy efficiency and indoor air quality.

Synonyms:

- Scheduled maintenance
- Preventative maintenance
- Routine maintenance

Related Terms:

1. **Reactive Maintenance:** Unplanned repairs carried out in response to failures or defects.
2. **Planned Preventative Maintenance (PPM):** A structured approach to maintenance that includes regular inspections and servicing.
3. **Asset Management:** The systematic process of maintaining and upgrading building assets to maximise their value and performance.
4. **Decent Homes Standard:** A UK government standard that social housing must meet, covering safety, repair, and comfort.
5. **Ventilation Compliance:** Ensuring that ventilation systems meet the requirements of **Approved Document F** of the Building Regulations.

Practical Examples:

- **Boiler Servicing:** Annual inspections of gas boilers to ensure they operate safely and efficiently, as required by the **Gas Safety (Installation and Use) Regulations 1998**.
- **Gutter Cleaning:** Biannual cleaning of gutters and downpipes to prevent water ingress and structural damage.
- **Ventilation System Checks:** Quarterly inspections of mechanical ventilation systems to ensure they meet **Part F** standards and maintain indoor air quality.