



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

Procedure for Maintenance Plan

Procedure No. 104

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Introduction

A fully resourced Maintenance Plan that assists in the provision of an efficient and safe environment for the delivery of Health Care and the meeting of service needs is an integral element of Estate Management.

Scope

The procedures apply to the Maintenance Plan for all areas of the Health Service Executive, Mid-Western Area.

Responsibilities

It will be the responsibility of the Technical Services Officer / Chief Assistant Technical Services Officer, Technical Services Supervisor / General Manager to ensure that the procedures are complied with.

Procedure

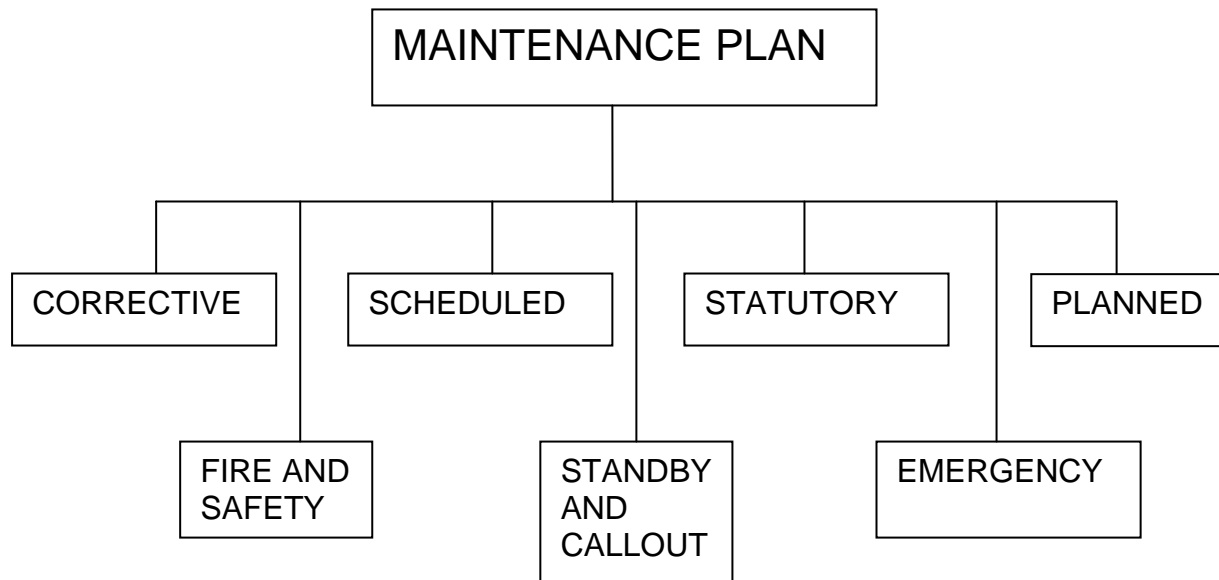
Maintenance Plan

A comprehensive fully resourced Maintenance Plan will incorporate Property, Plant and Equipment and should include the following programmes.

- Corrective Maintenance
- Scheduled Maintenance
- Statutory Maintenance
- Planned Maintenance
- Emergency Maintenance
- Standby and Call Out Maintenance

In addition in the Health Service Executives particular circumstances, a discrete Fire and Safety Works Programme should also be included.

Figure 1.



Planned Maintenance Programmes: Property, Plant and Equipment

Planned Maintenance Programmes should be developed within an agreed framework of standards but assets must be considered in relation to remaining life, functional suitability, utilisation, condition, operating and maintenance costs, risk, and priority.

Planned Maintenance requires; Property and Asset Registers, Maintenance Standards, Inspection / Appraisal, Planning and Executing the Work; Feedback.

Building Stock and Biomedical Equipment

The changing profile of the Health Service Executive, Mid-Western Area's Building Stock, for example the major Capital Developments in the Mid-Western Regional Hospital and the development of Community Residences and Day Hospitals in the Mental Health Care Group and the condition of the Building Fabric and Mechanical and Electrical Services in some of the long stay Elderly Institutions and the Ennis General Hospital have had a significant impact on the Proposed Programmes. In addition, the Clinical Engineering Department in the Mid-Western Regional Hospital has prepared a detailed Biomedical Equipment Asset Register and Service Contracts Register, which can form the basis for a Biomedical Equipment Replacement Programme, as the year of installation, where available, and the replacement value is recorded.