



MAINTENANCE SCHEDULE

99 LONDON STREET
LONDON, W1 5BP

APRIL 2023



MAINTENANCE SCHEDULE - ANNUAL REQUIREMENTS

EQUIPMENT	COMPANY	CONTACT PERSON	EMAIL ADDRESS	PHONE NUMBER	DUTY	CONTRACT IN PLACE			ANNUAL COST														
						YES	TBC	NO		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
ESSENTIAL																							
MECHANICAL																							
Dual Booster Pumps	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Maintenance of the Pumps	X			£110,00							X							
Extraction	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0331 330 3300	Visual Inspection of the Extractor System		X		£120,00									X					
Heat Recovery	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0332 330 3300	Clean or replace Filters, Visual Inspection		X		£300,00					X									
Hot & Cold Water Distribution	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0333 330 3300	General Maintenance of the System	X			£250,00			X											
AC	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0334 330 3300	General Maintenance of the Leak Detection	X			£300,00		X												
Pressurisation Unit	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0335 330 3300	Test Alarm, general test of the system	X			£250,00					X									
Sump Pumps	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0336 330 3300	General Maintenance of the Pumps			X	£100,00			X											
Underfloor Heating	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Check pressure in the Heating System, Visual Inspection		X		£230,00								X						
Down Pipes, Gutters & Gullies	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Regular cleaning of gutters, gullies and visual inspection of down pipes			X	£300,00			X											
Drainage	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Regular cleaning of channel drainage	X			£100,00						X								
BMS Panel	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Inspection off the System			X	£200,00				X										
Valves Check	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Open and close Lever and Isolation Valves through out the House	X			£130,00		X												
Timers, Programmers, Thermostats	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Change for summer / winter time, check consistency of all clocks		X		£210,00					X									
GAS																							
Gas Fireplace	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Annual inspection of the Gas Fireplace	X			£200,00				X										
Chimneys	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Annual chimney sweep		X		£200,00							X							
Gas Boiler and Appliances	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Annual check of Boiler and Boiler Flue, Visual Inspection	X			£150,00						X								
Solenoid Valves	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0331 330 3300	General Maintenance of the System			X	£130,00				X										
ELECTRICAL																							
Emergency Lighting	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0331 330 3300	General Maintenance of the System			X	£175,00												X		
FIRE & SECURITY																							
Fire Alarm	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Maintenance of the System	X			£260,00												X		
Fire Curtain	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Maintenance of the System		X		£270,00												X		
Intruder Alarm	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Maintenance of the System		X		£210,00							X							
Automist System	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	General Maintenance of the System			X	£200,00							X							
LIFTS																							
Passenger Lift	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Services of all Lift Equipment			X	£300,00			X											
Dumbwaiter Lift	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Services of all Lift Equipment	X			£250,00				X										
Car Lift	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Services of all Lift Equipment		X		£275,00		X												
LEISURE																							
Swimming Pool	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Regular maintenance of all swimming pool equipment			X	£300,00							X							
Steam Room	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Descaling, visual inspection of the steam generator, nozzle and programmer		X		£220,00				X										
Sauna	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Visual inspection of all sauna equipment	X			£270,00								X						
GENERAL																							
Water Softener - Domestic	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Upon Request		X		£110,00							X							
CCTV	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0330 330 3300	Upon Request	X			£300,00						X								
Chemical Dosing System	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0331 330 3300	Upon Request		X		£250,00								X						
Door & Video Entry	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0332 330 3300	Upon Request		X		£120,00					X									
Doors & Windows Maintenance	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0333 330 3300	Upon Request		X		£130,00			X											
Electric Car Charging Point	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0334 330 3300	Upon Request	X			£240,00		X												
Electrical Works	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0335 330 3300	Upon Request	X			£210,00					X									
TV/AV, Data	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0336 330 3300	Upon Request			X	£100,00			X											
Fall Arrest System	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Testing, Recertification	X			£110,00	X													
Marble & Stonework	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Polish / Treat all the stonework upon request			X	£140,00				X										
Wooden Flooring	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Wax / Oil the floors upon request			X	£100,00														X
Covings & Cornices	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Regular hoovering of all Covings & Cornices		X		£160,00												X		
Door Locks & Ironmongery	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Regular greasing of all locks and ironmongery			X	£110,00			X											
Rugs, Carpets, Sofas, Chairs, Blinds & Curtains	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Dry / Wet clean upon request		X		£110,00		X												
Gardens Irrigation	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Empty before winter, fill before summer, check/set up programmer	X			£170,00					X									
Green Wall	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Regular visual inspection, check irrigation system	X			£150,00							X							
Green Roof	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Regular visual inspection, check of gullies / drain points	X			£150,00						X								
Landscaping	Ludek Ltd	Ludek Tucny	info@ludek.co.uk	0337 330 3300	Regular maintenance of all plants	X			£160,00					X									