

# ECS POWER & CONTROL LTD

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Control Panel Manufacturers, Automatic Controls for Heating, Air Conditioning & Energy Conservation

## Defining a Service / Maintenance Strategy

There are three general approaches to maintenance management: reactive, preventative, and predictive. We can evaluate your current approach and adopt a maintenance strategy that best suits your needs, budget and the system installed.

- Reactive: This is the “run it until it breaks” approach. In the short span, this saves staff time and expense but over time it is costly in terms of unplanned equipment downtime, repairs, and shorter equipment life.
- Preventive: Planned preventative maintenance (PPM) occurs at time intervals or at hours-run milestones. Because HVAC equipment is capital intensive, this is more cost-effective than reactive maintenance.
- Predictive: This approach uses periodic measurements to detect evidence that machinery is deteriorating, with the aim of replacing components under the manufactures operational life span, thus extending service life by avoiding impending problems. Although this has proven to be reliable, it is also an expensive procedure.

Most organizations use a combination of reactive and preventative maintenance with or without a service contract. Generally, the most cost-effective solution is preventative maintenance which appropriately balances cost, prevention and repair to ensure longer and more economically efficient equipment life.

## ECS Power and Control Ltd

We provide a comprehensive quality assured BS EN9001 maintenance/service procedure devised for automated control building management systems and associated plant.

All our service engineers are directly employed and are fully qualified specialists with the approval of the specific controls manufacturer.

Our knowledgeable engineers and support staff are equipped to provide efficient service and breakdown support that you can depend on.



## **Service and Maintenance Support Schedule**

Our procedures include,

### **General Overview**

- First line defence - The provision of necessary on-site training during service visits to prepare and familiarize permanent on-site operators to rectify immediate breakdowns, giving a first line of defence.
- Offsite monitoring of controls and alarm logging via a modem or internet connection.
- 24/7 Call Out – The availability of trained engineers to provide verbal assistance or attend site within a fixed response period (subject to contract)
- Comprehensive service documentation to BS EN 9001 standards, outlining all findings and recommended remedial works required.
- Interrogation of the system alarm logs and investigation of causes where necessary.
- Operational Checks – Verify correct operation of connected auxiliary field devices and stand-alone logic controllers.
- Confirm all control actuators operate correctly, both electrically and mechanically.
- Check calibration of variable sensors and recalibrate as necessary, by means of certified meters.
- Check programme calculations are functional and control loops are tuned correctly where necessary.
- Energy / Environmental Conservation – Check efficient time clock settings together with optimum start / stop times, weather compensation settings and investigation of overridden software or plant resulting in uneconomical running costs.
- Software functionality and controller diagnostics tests. Data back-up / archiving of stored logged data.
- Provide the provision of software / firmware updates or revisions within the constraints of existing hardware, when in reasonable judgment such revision would provide significant operational enhancement.

### **Document and Record – QA Operation Procedure Forms**

- Reporting all service details, settings and conclusions on our quality assured forms.



*BS EN 9001 ECS Service Reports*

