

# CARE HOME MAINTENANCE CHECKLIST

While maintenance routines will differ from one facility to the next, there are a few core maintenance areas managers can use as a checklist for compliance, general safety, and achieving high-performance operations.

<b>1. Ventilation, Heating, and HVAC</b>	COVID-19 has underscored the importance of maintaining good ventilation and regularly serviced systems. Ventilation filters need to be changed or cleaned and domestic hot water pipes checked at fixed intervals. In addition, air-conditioning systems need to be checked at least annually for leaks of refrigerant gases every five years for energy management purposes. The good running of these systems has health implications for care home residents - but is also imperative for comfort throughout the year and as the seasons change.
<b>2. Trip and Slip Hazards</b>	Falls are the leading cause of injury amongst the elderly and, in some cases, can be fatal. Trips and slips can also be extremely debilitating, often going in-hand with long recovery periods and untold mental strain. Monitoring and maintenance of different surfaces can mitigate the risk of injury by removing hazards and addressing potential trip hazards on internal floors, stairs, and outdoor pathways and parking lots. (Top tip: things like gutter maintenance and leak monitoring can prevent floor surfaces from becoming slippery and hazardous.)
<b>3. Legionella Maintenance</b>	Legionnaires' Disease is the most serious of the diseases carried by legionella bacteria. This bacteria flourishes in stagnant water between 20 and 50°C and unused pipework, storage tanks, and scale and rust make particularly good breeding grounds. The need for anti-scald equipment poses an additional risk for care homes too. A risk assessment will guide care homes on compliance, which will involve regular temperature monitoring and thorough long-term record-keeping. Britain has seen some legionella-related deaths in recent years, which is traumatic for families and costly for care homeowners who faced punitive fines.
<b>4. Fire Safety</b>	Fire safety maintenance needs to be done on an ongoing basis to avert potential tragedy and to remain compliant. This includes extinguisher and fire door checks, as well as maintained emergency lighting and electrical maintenance.
<b>5. Winter Maintenance</b>	Winter maintenance requires a multi-faceted approach - and it is good practice to tackle these tasks systematically and in advance of winter months. With rain and ice comes a heightened risk of trips and slips, which makes roof and floor maintenance, gutter cleaning, and landscaping important as the mercury drops. Boilers should be kept in the best working order and insulation should be checked.

**With darker days, lighting becomes more critical in resident safety. On top of this, doors and windows should get a once-over to see how they perform from an insulation perspective (a good opportunity to assess their effectiveness for security purposes). These are all details which can be built into your maintenance regime.**

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