わさび
wasabi
sushi & bento

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Maintenance Regime & Planned Preventative Maintenance (PPM) Schedule

Wasabi, Market Street, Manchester – Prepared by Wasabi Maintenance & Facilities Department – July 2026

The following maintenance regime and planned PPM schedule will be implemented on completion of the fit-out of the new Wasabi, Market Street unit. Frequencies will be reviewed after the first 8-12 weeks of operation and adjusted to suit actual Wasabi cooking hours, loading and inspection findings.

For background Wasabi own and operate 42 outlets across the UK and have a dedicated in-house Maintenance & Facilities Manager and use a recognised CAFM system Pronett (Computer-Aided Facility Management system) to support maintenance management.

<u>HVAC – General maintenance regime – Wasabi follow supplier and manufacturer guidelines and recommendations.</u>

Item	Task	Frequency	Responsible Party / Comment
Canopy and visible hood surfaces	Clean visible grease/condensate deposits; check capture performance.	Daily / closing clean	Wasabi store team.
Baffle grease filters	Remove, wash/degrease and refit; check for damage and correct seating.	At least weekly, increased if required	Wasabi store team responsibility
Ductwork and access panels	Inspect for grease, moisture and condensate; clean as required.	Quarterly inspection; full clean frequency to be confirmed by risk/grease loading	Specialist duct cleaning contractor. Maintain records/photos/standard report
Extract fan and controls	Check fan operation, airflow, vibration, belt/direct drive condition, electrical isolator and controls.	Quarterly / as manufacturer recommends	Specialist contractor.
Louvre/plenum/drainage	Check for staining, condensate, blockage, debris, bird/insect ingress and weathering issues.	Monthly and after severe weather	Wasabi Store team/FM contractor.
Odour/steam observation	Record any visible persistent plume, odour complaints or staining and trigger remedial review.	Weekly initially, then monthly	Wasabi store manager/FM team.

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HVAC – Purified Air maintenance regime – follow manufacturer guidance

Item	Task	Frequency	Responsible Party / Comment
ESP1500 units (Purified Air)	Remove pre-filter, ioniser, collector cell and final filter. These are to be returned to PA HQ for cleaning. Drain off accumulated grease from sump. Clean inside and outside of unit with detergent. Check door sealing material. Fit pre-cleaned pre-filter, ioniser, collector cell and final filter. Check high voltage circuit. Check function of indicator lamps.	Bi-monthly	Specialist Contractor Purified Air
MFU Carbon pre-filters / fine filters	Remove carbon filters, these are to be returned to PA HQ for disposal. Clean inside of unit. Fit new carbon filters. Check door seals.	6-monthly	Specialist Contractor Purified Air
Carbon modules	Check for odour breakthrough, loading and condition; replace in line with Purified Air recommendation and site odour observations.	Typically 6 months or earlier if required	Specialist Contractor Purified Air.

All PPM (planned preventative maintenance) schedules will be uploaded to Wasabi's CAFM system, Pronett which automatically raises orders in advance of due dates to maintain compliance. All service reports are uploaded to Pronett and accessible at branch level for inspection. Any remedial works are raised via Pronett and actioned with full audit traceability. Managed by an in-house Senior Maintenance & Facilities Manager.

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