

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.E.105

Inspection Date:

14.03.19

Location:

Plant Room

Level:

00 - Ground Floor

Equipment / Plant Ref:

Aluminium air pump x 1

Model Type:

~

Quantity:

1**No.**

Manufacturer:

Bora Blower

Serial No:

Not available

Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

< 5

Years

Comments:

The air blower remains as per report back in 2015. Operation of air blower unknown as this was not in use during inspection.

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.E.111

Inspection Date:

14.03.19

Location:

Plant Room

Level:

00 - Ground Floor

Equipment / Plant Ref:

Trend BMS IQE View panel

Model Type:

Located on the front panel of the Control panel in the Plantroom

Quantity:

1 No.

Manufacturer:

Trend

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<2 Years

Comments:

The plant is in operation therefore we deem the control panel to be operating sufficiently. However we do not deem it to be operating in an energy efficient manner due to age and deterioration of sensors and control hardware.

We understand the Controls and wiring are in excess of 25 years old.

Replacements of the BMS would see benefit to user in terms of efficiency, operation, running cost reductions through improved services management.

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.E.113

Inspection Date:

14.03.19

Location:

Plant Room

Level:

00 - Ground Floor

Equipment / Plant Ref:

Nuaire fan 1 and 2 AHU control panel

Model Type:

~

Quantity:

1**No.**

Manufacturer:

Nuaire

Serial No:

Not available

Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

10 to 15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

< 2

Years

Comments:

The controls are beyond their economical life.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

G.E.114

Inspection Date:

14.03.19

Location:

Plant Room

Level:

00 - Ground Floor

Equipment / Plant Ref:

Eiohurst BMS lan M/Box control panel

Model Type:

~

Quantity:

1 No.

Manufacturer:

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

10 to 15 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

< 2 Years

Comments:

The controls are beyond their economical life.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

G.E.38

Inspection Date:

17.07.15

Location:

ITC room - 08

Level:

00 - Ground Floor

Equipment / Plant Ref:

Convactor heater x 1

Model Type:

Unknown

Quantity:

? No.

Manufacturer:

?

Serial No:

?

No access during inspection

Condition Rating:

See section 1.4.1 for grading details

Priority Grading:

See Section 1.4.2 for details

Economic Life:

10 to 20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

Years

Comments:

Room not accessed during inspection

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.M.30

Inspection Date:

14.03.19

Location:

Plant Room - Room 12

Level:

00 - Ground Floor

Equipment / Plant Ref:

Calorifiers DHWS

Model Type:

2m high x 1m diameter calorifiers with internal primary coils

Quantity:

2 No.

Manufacturer:

Unknown

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

25

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<3

Years

Comments:

Annual risk assessment is carried out by others on the domestic systems as part of the Legionella check. We have not seen latest report as of 2019. Last report by Aquatech Environmental Services Ltd 13.02.2013 due for renewal 2015. Temperature gauges faulty. Fair condition for its age.

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.M.35

Inspection Date:

14.03.19

Location:

Plant Room - Room 12

Level:

00 - Ground Floor

Equipment / Plant Ref:

Circulating pumps DHS secondary pumps 1 & 2

Model Type:

Single head circulating pumps installed in parrallel

Quantity:

2**No.**

Manufacturer:

Grundfos - 25-50/2

Serial No:

Not available

Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3 to 2

See Section 1.4.2 for details

Economic Life:

10 to 20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

< 2

Years

Comments:

Showing signs of corrosion from the pump seals and casing.

Project:

Purley Leisure Centre, Croydon**Asset Register**

Asset Reference:

G.M.37

Inspection Date:

14.03.19

Location:

Plant Room - Room 12

Level:

00 - Ground Floor

Equipment / Plant Ref:

Heating secondary pumps

Model Type:

Belt driven

Quantity:

2 No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 2

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<2

Years

Comments:

Pump showing major signs of corrosion to casing. Appears belt have been replaced recently. No speed control on the pump set. Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

1.E.16

Inspection Date:

14.03.19

Location:

Changing room - 27

Level:

01 - First Floor

Equipment / Plant Ref:

Convactor blow heater

Model Type:

Dimplex

Quantity:

1 No.

Manufacturer:

Dimplex

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

10 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 4 Years

Comments:

~

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

1.E.34

Inspection Date:

14.03.19

Location:

Public gallery - 50

Level:

01 - First Floor

Equipment / Plant Ref:

Extractor fan

Model Type:

Dimplex

Quantity:

1

No.

Manufacturer:

?

Serial No:

?

Condition Rating:

See section 1.4.1 for grading details

Priority Grading:

See Section 1.4.2 for details

Economic Life:

?

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

?

Years

Comments:

Fan not located during inspection

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.1

Inspection Date:

14.03.19

Location:

Room 53

Level:

02 - Second Floor

Equipment / Plant Ref:

AHU 4 Teaching pool - supply & extract

Model Type:

AHU No. 4 supply & extract fans

Quantity:

1

No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade A

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

18

Years

Comments:

AHU 4 and 5 have been replaced within the past 2 years. However the ductwork, pipework and controls associated remain as existing.

Replacement of the HVAC generally associated (pipework control valves, sensors, control panel, etc) with the new AHU would see significant improvements. None of the Ductwork in the Plantroom seems to be insulated. At least the Intake, Supply & Return Air Ducts require insulation.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.10

Inspection Date:

14.03.19

Location:

Changing Room Plant Room 52

Level:

02 - Second Floor

Equipment / Plant Ref:

AHU7 Supply & extract unit

Model Type:

Belt drive fans 4 x SP21180 & 1060, washable sponge filter, re-heat battery

Quantity:

1

No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5

Years

Fan: **>12 years**

Years

Comments:

The Fan has been replaced within the past 2 years. However the AHU casing etc is still in poor condition along with associated HVAC.
Replacement of the HVAC generally associated (pipework control valves, sensors, control panel, etc) with the new AHU would see significant improvements.
Only a small amount of Ductwork in the Plantroom seems to be insulated. At least the Intake, Supply & Return Air Ducts require insulation.
Suggest deep cleaning of internal ductwork and grilles from which the unit is served to reduce resistance.
Unit requires full internal clean and service.
Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.14

Inspection Date:

14.03.19

Location:

Changing Room Plant Room 52

Level:

02 - Second Floor

Equipment / Plant Ref:

AHU7 changing room control panel

Model Type:

~

Quantity:

1 No.

Manufacturer:

MS (Main Systems)

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 2

See Section 1.4.2 for details

Economic Life:

10-20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 Years

Comments:

**The panel itself is at the end of economical life and appears to have had components removed. We would surmise that it is now used solely as an isolator for the AHU.
Spare parts for the plant/equipment may become obsolete.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.2

Inspection Date:

14.03.19

Location:

Room 53

Level:

02 - Second Floor

Equipment / Plant Ref:

AHU 5 teaching pool void - supply

Model Type:

AHU supply - filter section & heater battery

Quantity:

1

No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade A

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

20

Years

Comments:

AHU 4 and 5 have been replaced within the past 2 years. However the ductwork, pipework and controls associated remain as existing.

Replacement of the HVAC generally associated (pipework control valves, sensors, control panel, etc) with the new AHU would see significant improvements. None of the Ductwork in the Plantroom seems to be insulated. At least the Intake, Supply & Return Air Ducts require insulation.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.6

Inspection Date:

14.03.19

Location:

Room 53

Level:

02 - Second Floor

Equipment / Plant Ref:

Pool humidity alarm panel

Model Type:

Quantity:

1 No.

Manufacturer:

MS (Main Systems)

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

15 to 20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<2 Years

Comments:

Condition of the panel is satisfactory and fair for its age.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.7

Inspection Date:

14.03.19

Location:

Room 53

Level:

02 - Second Floor

Equipment / Plant Ref:

AHU 4 & 5 control panel

Model Type:

Quantity:

1

No.

Manufacturer:

Trend

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

15 to 20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

< 2

Years

Comments:

The panel currently allows the AHU to operate. We do not envisage that the controls provide energy efficient control. Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

2.M.9

Inspection Date:

14.03.19

Location:

External Flat Roof Area

Level:

02 - Second Floor

Equipment / Plant Ref:

Mitsubishi air conditioner condenser outdoor units - max electrical load 15 amp

Model Type:

FDC100VS

Quantity:

3

No.

Manufacturer:

Mitsubishi Heavy Industries

Serial No:

AB2900282UF
(newer unit),
A18501406 RF &
A18501159RF



Condition Rating:

Grade A(1 unit) & B(2 units)

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

10

Years

Comments:

Unit 1 – installed in 2017 looks in good working condition.

Units 2 & 3 – installed in 2013. The appearance of the external condensers is fair for its age. We would suggest units are serviced to ensure condensers are operating as efficiently as possible (services to include re-gassing units).

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

3.M.2

Inspection Date:

14.03.19

Location:

Room 54

Level:

03 - Third Floor

Equipment / Plant Ref:

AHU6 disabled toilets & changing rooms supply belt drive

Model Type:

frost & reheat heater batteries, filter section

Quantity:

1 No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B/C

See section 1.4.1 for grading details

Priority Grading:

Priority 3/4

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5 Years

Comments:

The Fan has been replaced within the past 2 years. However the AHU casing etc is still in poor condition along with associated HVAC. Replacement of the HVAC generally associated (pipework control valves, sensors, control panel, etc) with the new AHU would see significant improvements. Majority of the Ductwork insulation is currently falling apart, with a considerable length of ductwork without any insulation. At least the Intake, Supply & Return Air Ducts require insulation. Unit requires full internal clean and service. Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

3.M.3

Inspection Date:

14.03.19

Location:

Room 54

Level:

03 - Third Floor

Equipment / Plant Ref:

AHU disabled toilets & changing room extract system

Model Type:

~

Quantity:

1 No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B/C

See section 1.4.1 for grading details

Priority Grading:

Priority 3/4

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 5 Years

Comments:

**Extract unit replaced within past 6 years.
HVAC generally is in a poor state.
Spare parts for the plant/equipment may become obsolete.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

3.M.5

Inspection Date:

14.03.19

Location:

Room 54

Level:

03 - Third Floor

Equipment / Plant Ref:

AHU disabled toilet & changing room control panel x 1

Model Type:

~

Quantity:

1 No.

Manufacturer:

Main Systems

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

15 to 20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5 Years

Comments:

Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.1

Inspection Date:

14.03.19

Location:

External roof

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Condensers x 2

Model Type:

4kW

Quantity:

2

No.

Manufacturer:

Toshiba

Serial No:

74280130

No photo taken during inspection

Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

~

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.10

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

BMS panel

Model Type:

~

Quantity:

1

No.

Manufacturer:

Trend

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

10 to 15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3

Years

Comments:

No change - Whilst boiler and plant are operating we do not deem them to be operating efficiently. The controls are past their economical expected life. Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.11

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Boiler cycling control panel

Model Type:

~

Quantity:

1

No.

Manufacturer:

EGS

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

10 to 15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3

Years

Comments:

**No change - Whilst boiler and plant are operating we do not deem them to be operating efficiently.
Spare parts for the plant/equipment may become obsolete.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.12

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Boiler control panel

Model Type:

~

Quantity:

1 No.

Manufacturer:

Main systems

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

10 to 15 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3 Years

Comments:

**No change - Whilst boiler and plant are operating we do not deem them to be operating efficiently.
Spare parts for the plant/equipment may become obsolete.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.13

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Mechanical gas shut off emergency system

Model Type:

Drop weight isolation valve from fuseable link to each boiler plant

Quantity:

1

No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

25

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

**No change - The operation of the valve should be checked along with annual gas servicing.
Should boilers be replaced we would suggest solenoid valve is installed in lieu of drop weight valve arrangement.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.14

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Pool humidity alarm panel

Model Type:

~

Quantity:

1 No.

Manufacturer:

Main systems

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5 Years

Comments:

No change - The humidity alarm operation is unknown.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.15

Inspection Date:

17.07.15

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

System dosing pot

Model Type:

~

Quantity:

1

No.

Manufacturer:

JET

Serial No:

Not available

No picture taken during inspection.

Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

Unit is in fair condition for its age.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.17

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

System pressurisation unit

Model Type:

D125

Quantity:

1 No.

Manufacturer:

JET digital plus

Serial No:

Not available



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 2

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5 Years

Comments:

No change - Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.18

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

System pressurisation unit

Model Type:

800 ltr buffer vessel 5.0 bar

Quantity:

1

No.

Manufacturer:

Pullen pumps

Serial No:

SP87216



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5

Years

Comments:

**No change - Pressure gauge reading 1.3 bar during inspection
Spare parts for the plant/equipment may become obsolete.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.2

Inspection Date:

14.03.19

Location:

External roof

Level:

04 - Fourth Floor

Equipment / Plant Ref:

AHU Main pool supply and extract

Model Type:

Belts Size 4 x SPZ 1800, frost & reheat batteries, filters

Quantity:

3

No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade D

See section 1.4.1 for grading details

Priority Grading:

Priority 1

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

0

Years

Comments:

Pool Unit No 1 is not operational. Failure of other units would mean closure of the Pool as a suitable condition within could not be met. Compared with units installed at new Pools the operation is extremely inefficient. The units show signs of extreme corrosion which in some instances have been repaired. Spare parts for the plant/equipment may become obsolete.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.20

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Combined heat and power unit

Model Type:

Gas fired CHP

Quantity:

1 No.

Manufacturer:

Combined Power Systems

Serial No:

Not available



Condition Rating:

Grade D

See section 1.4.1 for grading details

Priority Grading:

Priority 1

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

Offline Years

Comments:

This unit has been decommissioned and understand has not run for >15 years. It is not deemed that the unit is essential as part of the operation, it would improve heating efficiency and lower the buildings overall carbon footprint.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.21

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

MTHW pump close coupled

Model Type:

2.2kw

Quantity:

1

No.

Manufacturer:

Lowara

Serial No:

PLM4100B

553/322



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5 to 8

Years

Comments:

The pump is in good condition.

3434

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.22

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

MTHW pump close coupled x 1

Model Type:

3.0kw

Quantity:

No.

Manufacturer:

Brook Hansen

Serial No:

P907353



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

Belts and pulleys appear in good condition. The pump is belt driven and we deem belts are changed regularly as and when they fail or show signs of wear.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.5

Inspection Date:

14.03.19

Location:

External roof

Level:

04 - Fourth Floor

Equipment / Plant Ref:

AHU control panel section

Model Type:

~

Quantity:

3

No.

Manufacturer:

?

Serial No:

?

~

Condition Rating:

See section 1.4.1 for grading details

Priority Grading:

See Section 1.4.2 for details

Economic Life:

10 to 15

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

Not located during survey. The AHU's are operating currently.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.6

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Boilers

Model Type:

SCP200 gas fired

Quantity:

2

No.

Manufacturer:

Hartley & Sugden

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

25

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<5 years

Years

Comments:

The boilers are original and in fair condition.

The Burners on the 2 No. Boilers have been replaced with new Riello burners within the last 2 years.

Replacement of the boilers, control valves & sensors would provide improved efficiency in terms of running costs and energy use.

Spare parts for the plant/equipment may become obsolete.

Pipework insulation is falling apart in some locations and needs to be replaced.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

4.M.7

Inspection Date:

14.03.19

Location:

Boiler room - 56

Level:

04 - Fourth Floor

Equipment / Plant Ref:

Boiler flue systems / insulated

Model Type:

s/s to high level

Quantity:

2 No.

Manufacturer:

Hartley & Sugden

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3/2

See Section 1.4.2 for details

Economic Life:

15 to 30 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<5 year Years

Comments:

The flues are showing signs of corrosion and should be checked annually as part of the gas aafe checks undertaken.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.1

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Cold water services storage tanks

Model Type:

3,000 litres approx each tank

Quantity:

3

No.

Manufacturer:

Braithwaite

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 2

See Section 1.4.2 for details

Economic Life:

25

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<5

Years

Comments:

Annual risk assessment is carried out by others on the domestic systems as part of the Legionella check. We have not seen recent report as of 2019, the report by Aquatech Environmental Services Ltd 13.02.2013 due for renewal 2015. The insulation to the tanks is showing signs of age. Pipework could be upgraded to improve effectiveness.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.12

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Metering pumps within Tristel VG2000 system

Model Type:

Chlorine dioxide dosing system

Quantity:

2

No.

Manufacturer:

Grundfos

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

2 to 5

Years

Comments:

The pumps appear in fair condition for their age and appear to be operating with no alarm indication.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.3

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Cold water service incoming supply service pipe

Model Type:

32 diameter

Quantity:

1 No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

<5 Years

Comments:

**Meter is in good condition with no major signs of deterioration.
Water sample analysis should be undertaken to deem quality of water supplied.**

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.5

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Cold water services incoming supply stopcock

Model Type:

Stop Valve

Quantity:

1

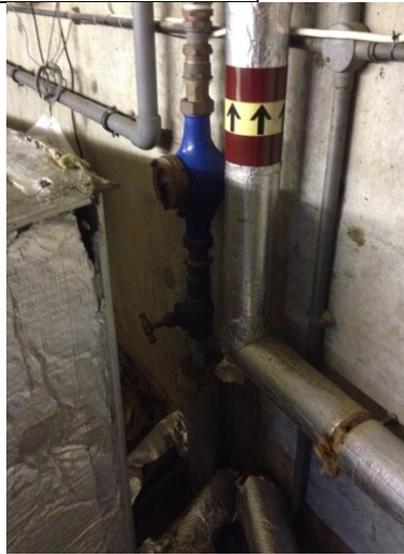
No.

Manufacturer:

Hattersley

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

20

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5

Years

Comments:

Operation of valve to be checked

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.7

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Frost protection heaters

Model Type:

Wall mounted radiant tube heaters

Quantity:

4

No.

Manufacturer:

Thermotube

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

10

Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3

Years

Comments:

Operation of heaters to be checked

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

6.M.9

Inspection Date:

14.03.19

Location:

Cold Water Tank Room

Level:

06 - Sixth Floor

Equipment / Plant Ref:

Small GRP header tank x 1

Model Type:

250 litre - GRP

Quantity:

1 No.

Manufacturer:

Not available from site survey

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 4

See Section 1.4.2 for details

Economic Life:

25 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

5 Years

Comments:

Tank is in fair condtion, un-insulated - non potable.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

8.M.1

Inspection Date:

14.03.19

Location:

Plant room

Level:

08 - Eighth Floor

Equipment / Plant Ref:

AHU small pool extracts

Model Type:

TPN fan

Quantity:

2 No.

Manufacturer:

Nuaire

Serial No:

2807054



Condition Rating:

Grade C

See section 1.4.1 for grading details

Priority Grading:

Priority 2

See Section 1.4.2 for details

Economic Life:

20 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3 Years

Comments:

2015 Notes - There were two fans installed in the plant room. During inspection one of the units was 'rattling' suggest they are serviced and ductwork internally cleaned to reduce resistance on fan unit.

Project:

Purley Leisure Centre, Croydon

Asset Register

Asset Reference:

8.M.2

Inspection Date:

14.03.19

Location:

Plant room

Level:

08 - Eighth Floor

Equipment / Plant Ref:

Fire dampers to external louvre grille

Model Type:

Fuse link

Quantity:

2 No.

Manufacturer:

Unknown

Serial No:

Not available



Condition Rating:

Grade B

See section 1.4.1 for grading details

Priority Grading:

Priority 3

See Section 1.4.2 for details

Economic Life:

10 to 15 Year

From new/installation assuming regular servicing/maintenance

Predicated Future Life:

1 to 3 Years

Comments:

Operation of the fire dampers not carried out during inspection. Dampers required regular maintenance due to them being within chlorinated air stream.

