

Askeaton Pool & Leisure Centre								
Maintenance Register								
Category	Ref	Location	Make	Model No:	Supplier - for information purposes only	Check / Inspection Frequency	Service / Test Frequency	Check / Service / Test Standard and Reference, Notes
Electrical	Emergency Lighting	Throughout building - internal & external	-	-	-	-	Quarterly - Full Functional Test	I.S. 3217:2023 Refer to 'Electrical Schedule of Maintenance' contained in Appendix B
Electrical	Emergency Lighting	Throughout building - internal & external	-	-	-	-	Annual - Full Duration Test	I.S. 3217:2023 Refer to 'Electrical Schedule of Maintenance' contained in Appendix B
Electrical	Lighting & Lighting Control - General	Throughout building - internal & external	-	-	-	Annual	-	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check torque on connections
Electrical	Lighting & Lighting Control - General	Throughout building - internal & external	-	-	-	Bi-annual	-	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check operation of protective devices Check equipotential bonding arrangement Clean luminaires
Electrical	Power & Electrical Services - General	Throughout building - internal & external	-	-	-	Bi-annual	-	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check operation of protective devices Check equipotential bonding arrangement
Electrical	Power & Electrical Services - General	Throughout building - internal & external	-	-	-	Annual	Annual - Full Load Test	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check torque on connections Check function of isolating devices Full Service by Specialist Full Load Test
Electrical	Power & Electrical Services - General	Throughout building - internal & external	-	-	-	Quarterly	Quarterly - On-Load test, Off-Load test	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B On-Load test Off-Load test Check oil, coolant, battery level, heating element
Electrical	LV Distribution Boards	Throughout building - internal & external	-	-	-	Bi-annual	-	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check torque on connections Check function of isolating devices
Electrical	LV Distribution Boards	Throughout building - internal & external	-	-	-	Annual	Annual - Thermal Imaging Survey, Insulation Resistance Test	Refer to 'Electrical Schedule of Maintenance' contained in Appendix B Check device settings Check function of isolating devices Check function of protective devices Thermal Imaging Survey Insulation Resistance Test
Electrical	Periodic Inspection Report	Throughout building - internal & external	-	-	-	-	To be completed within three (3) months of appointment	National Rules for Electrical Installations – ET101 / I.S. 10101:2020+AC2:2025 To include distribution board(s) and thermal imaging
Electrical	Periodic Inspection Report	Throughout building - internal & external	-	-	-	One year after PIR, and annually thereafter	-	National Rules for Electrical Installations – ET101 / I.S. 10101:2020+AC2:2025 Visual Check
Electrical	PAT Testing	Throughout building - internal	-	-	-	-	Annual	Safety, Health and Welfare at Work (General Application) Regulations, SI 299, 2007
Fire Protection	Fire Alarm and Smoke Detectors	Throughout building - internal & external	-	-	MJ Flood Ltd	-	Quarterly, Annual	I.S. 3218:2024 Refer to 'Schedule of Maintenance' contained in Appendix B
Fire Protection	Fire Alarm	Throughout building - internal & external	-	-	MJ Flood Ltd	Immediate	Immediate	Required remedial works to address issues which identified a number of deficiencies with the fire risk assessment and relevant standards. Refer to report and summary note contained in Appendix E. Contractor (or suitable qualified sub-contractor) to conduct the necessary remedial works and provide updated certification confirming compliance with I.S. 3218:2024
Fire Protection	Fire doors	Throughout building - internal & external	-	-	-	Annual	-	BS 9999 and BS 8214 Check 1. Certification 2. Gaps are acceptable for fire door compliance 3. Any intumescent seals around door or frame. 4. Doors are intact with no sign of damage. 5. All three hinges are firmly fixed with no missing screws. 6. Door closes firmly onto the latch without sticking on the floor or frame.
Fire Protection	Fire extinguishers	Plantroom	-	-	Falcon Fire	-	Annual	BS EN3 and IS 291:2015+A1:2022 4 x Ext 6kg Powder 2 x Ext 9kg Powder 6 x Ext 2kg CO2
Fire Protection	Fire extinguishers	Pool Area	-	-	Antifyre	-	Annual	BS EN3 and IS 291:2015+A1:2022 9 x SP60 6kg powder extinguishers 4 x CD5k 5kg carbon dioxide extinguishers
Fire Protection	Fire Hose Reels	Pool & Gym Area	-	-	Antifyre	-	Annual	IS EN 671 2 x Fire Hose Reels
Fire Protection	Fire Hydrants	External	-	-	-	Bi-Annual	-	Check the vicinity of all hydrants to ensure that there is no obstruction impeding accessibility (for example, shrubbery) and that hydrant indicator plates are in position and clearly visible.
Security	Intruder Alarm Maintenance	Throughout building - internal & external	-	-	RAYN	-	Bi-Annual	I.S. EN 50131 Refer to 'Schedule of Maintenance' contained in Appendix B
Security	CCTV Maintenance	Throughout building - internal & external	-	-	MJ Flood Ltd	-	Bi-Annual	EN 50132
Security	Intercom Maintenance	Throughout building - internal & external	-	-	-	-	Bi-Annual	Service in accordance with Manufacturer's Instructions
Security	Access Control	Throughout building - internal & external	-	-	-	-	Bi-Annual	Key pad at gym door Service in accordance with Manufacturer's Instructions
Security	Turnstile	Reception Area	-	-	-	-	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	LPG Heating Boilers (B-01)	Plantroom	Hamworthy	Wessex ModuMax mk3 WM254/508V	Hamworthy	Bi-Annual	Annual	I.S. 820:2019 Service in accordance with Manufacturer's Instructions Check feed and expansion tanks Test Safety Valves, set at 6.0 bar Cert 3 required
Gas Fired Boiler & Gas Safety Systems	LPG Heating Boilers (B-02)	Plantroom	Hamworthy	Wessex ModuMax mk3 WM254/508V	Hamworthy	Bi-Annual	Annual	Including service kits, testing and renewal of protective devices (safety valves, checking the high limit thermostat, flame failure device and fuel supply)
Gas Fired Boiler & Gas Safety Systems	Detection panel	Plantroom	DUOMO	BX444Mc	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	LPG Gas Detector	Plantroom	DUOMO	SGM595 Gas Sensor	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	CO Detector	Plantroom	DUOMO	CO100/Ar	Hevac Ltd	-	Quarterly	I.S. EN 50131 Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	Electro-Thermal Fusible Link	Plantroom	DUOMO	DFL10	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	Emergency Stop	Plantroom	DUOMO	KOB21	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	Audible Flashing Alarm	Plantroom	DUOMO	AF126	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	Gas Solenoid Valve (SV-01)	Plantroom	ELEKTROGAS	VMR 4-5 IP65 230V (1" 1/2)	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Gas Fired Boiler & Gas Safety Systems	Gas Meter (GM-01)	Plantroom	FMG	FMR DN40 G25	Hevac Ltd	-	Annual	I.S. 820:2019. Cert 3 required Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Primary Shunt Pump (P-01 A&B)	Plantroom	Grundfos	MAGNA3 65-150 F 340	Grundfos	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Primary Shunt Pump (P-06 A&B)	Plantroom	Grundfos	MAGNA3 65-150 F 340	Grundfos	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-02 A&B)	Plantroom	Grundfos	MAGNA3 D 65-150 F 340	Grundfos	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions

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Pool & Hydronic Water Systems	Secondary Circulating Pump (P-03 A&B)	Plantroom	Grundfos	TPED 32-250/2 S-A-F-A-BQQE-HWB	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-04 A&B)	Plantroom	Grundfos	MAGNA3 D 32-80 F 220	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-05 A&B)	Plantroom	Grundfos	TPE3 D 50-240 S-F-A-F-A-BQQE-IYC	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-07 A&B)	Plantroom	Grundfos	MAGNA3 D 40-150 F 250	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-08 A&B)	Plantroom	Grundfos	MAGNA3 D 32-120 F 220	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-09 A&B)	Plantroom	Grundfos	TPE3 D 32-180 S-A-F-A-BQQE-EYC	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-10 A&B)	Plantroom	Grundfos	TPED 32-250/2 S-A-F-A-BQQE-HWB	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-11)	Plantroom	Grundfos	CME3-3-A-R-I-E-AQQE U-A-D-N	Grundfos		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Secondary Circulating Pump (P-12)	Plantroom	Wilo	Star-Z 20/4-3	Mastertherm HP Ltd		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Domestic Water Systems	Cold Water Booster Set (CWBP-01)	Plantroom	Grundfos	HYDRO MULTI-E 2 CME 10-4	Grundfos	Monthly, Quarterly, Bi-Annual	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Drainage & Plantroom Services	Sump Pump (SP-01)	Plantroom	Grundfos	SEV.80.80.13.4.50D.R	Grundfos	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Drainage & Plantroom Services	Sump Pump Control Panel	Plantroom	Grundfos	LC 231	Grundfos	Monthly, Quarterly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Pressurisation Unit (PU-01)	Plantroom	Grundfos	PHT A F250	Grundfos	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Pressurisation Unit (PU-02)	Plantroom	Grundfos	PHT A F250	Grundfos	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	LPHW Expansion Vessel (EV-01 A)	Plantroom	Grundfos	GT-U+ 150 PN10 R1 V	Grundfos	Monthly	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	LPHW Expansion Vessel (EV-01 B)	Plantroom	Grundfos	GT-U+ 150 PN10 R1 V	Grundfos	Monthly	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	WSHP Expansion Vessel (EV-02 A)	Plantroom	Grundfos	GT-HR-80 PN6 R1 V	Grundfos	Monthly	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions Test Safety Valves, set at 2.5 bar
Pool & Hydronic Water Systems	WSHP Expansion Vessel (EV-02 B)	Plantroom	Grundfos	GT-HR-80 PN6 R1 V	Grundfos	Monthly	Quarterly	Including service kits, test and renewal of protective devices
Pool & Hydronic Water Systems	LPHW Buffer Vessel (BV-01)	Plantroom	Galmet	Buffer-1000L 1EX W-S00017	Mastertherm HP Ltd	Quarterly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	WSHP Buffer Vessel (BV-02)	Plantroom	Galmet	Bufor 500 6xDN80 1EX W-S00020	Mastertherm HP Ltd	Quarterly	Annual	Test Safety Valves, set at 3.5 bar Including service kits, test and renewal of protective devices
Domestic Water Systems	Domestic Hot Water Calorifier (CAL-01)	Plantroom	Galmet	SG(S) 1000	Mastertherm HP Ltd	Quarterly, Bi-Annual	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions Test Safety Valves, set at 6.0 bar Including service kits, test and renewal of protective devices
Domestic Water Systems						Immediate works required post appointment	-	Install a non return valve on the cold feed to the calorifier. To prevent any heat gain on the domestic cold water services. Ensure the Hot return is balanced with design flow rates achieved, this will prevent any dead legs in the hot return pipework.
Pool & Hydronic Water Systems	Plate Heat Exchanger (HEX-04)	Plantroom	Kelvion	GKE550M_H-1906_EN	Mastertherm HP Ltd	Monthly	-	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Note requirements for clean out of strainers, etc.
Domestic Water Systems	Domestic Hot Water Expansion Vessel (EV-03)	Plantroom	Grundfos	GT-DF-80PN8.6 G1 1/4 V	Grundfos	Monthly	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-01)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-02)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-03)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-04)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-05)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Air To Water Heat Pump (ASHP-06)	Service Yard	Mastertherm	BoxAir Inverter BA60I	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Water To Water Heat Pump (W/W HP-01)	Service Yard	Mastertherm	AQ60Z HX	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Heat Pump System	Water To Water Heat Pump (W/W HP-02)	Service Yard	Mastertherm	AQ60Z HX	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Chemical Dosing	Chemical Dosing Unit (DP-01)	Plantroom	Fabricated Products Ltd	DP 15	Hevac Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Chemical Dosing	Chemical Dosing Unit (DP-02)	Plantroom	Fabricated Products Ltd	DP 15	Hevac Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Main Pool Water Heat Exchanger (HEX-03)	Plantroom	BOWMAN	FG160-5115-5S	Mastertherm HP Ltd	Monthly	-	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool & Hydronic Water Systems	Learner Pool Water Heat Exchanger (HEX-02)	Plantroom	BOWMAN	FC160-5114-5S	Mastertherm HP Ltd	Monthly	-	Note requirements for clean out of strainers, etc. Including service kits, test and renewal of protective devices
Pool & Hydronic Water Systems	Spa Pool Water Heat Exchanger (HEX-01)	Plantroom	BOWMAN	EC160-5113-5S	Mastertherm HP Ltd	Monthly	-	
Air Handling & Ventilation Systems	Main Pool AHU (AHU-01)	AHU Plant	Dantherm	WD 3A PU KOMBI 147.6 standard	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Changing Area AHU (AHU-02)	AHU Plant	Dantherm	WD 3N PU KOMBI 113.6 standard	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Gym AHU (AHU-03)	Fitness AHU Plantroom	Dantherm	WD 3N PU KOMBI 53 standard	Mastertherm HP Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Return Air Grille (RG-01)	Fitness Studio below	Lindab	CD4 600x600 with Plenum	Lindab	-	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Return Air Grille (RG-02)	Fitness Studio below	Lindab	CD4 600x600 with Plenum	Lindab	-	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Return Air Grille (RG-03)	Fitness Studio below	Lindab	CD4 600x600 with Plenum	Lindab	-	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Return Air Grille (RG-04)	Fitness Studio below	Lindab	CD4 600x600 with Plenum	Lindab	-	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Return Air Grille (RG-05)	Fitness Studio below	Lindab	CD4 600x600 with Plenum	Lindab	-	Quarterly	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	AHU-03 DX Condenser (DX-01)	Fitness AHU Plantroom	Daikin	ERQ-AV1	Daikin	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Fire Damper (FD-01)	Fitness AHU Plantroom	Lindab	LWK25C-50-M0-500	Lindab	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions

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Air Handling & Ventilation Systems	Fire Damper (FD-02)	Fitness AHU Plantroom	Lindab	LWH45PB-S0-M0-500	Lindab	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Wall Extract Louvre (EL-01)	Fitness AHU Plantroom	Lindab	HPL 80	Lindab		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Wall Extract Louvre (SL-01)	Fitness AHU Plantroom	Lindab	HPL 80	Lindab		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Wall Extract Louvre (SL-02)	Fitness AHU Plantroom	Lindab	HPL 80	Lindab		Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Attenuator (ATT-01)	Fitness AHU Plantroom	Caice	SG01V/3C/L/S	Lindab		Bi-Annual	Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	Attenuator (ATT-02)	Fitness AHU Plantroom	Caice	SG01V/3C/L/S	Lindab		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Controls & Energy Monitoring	IoT controller	Plantroom MCC panel	Tridium	JACE9000	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Controls & Energy Monitoring	IoT controller	Plantroom MCC panel	Tridium	MAC36	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Controls & Energy Monitoring	IO Modules	Plantroom MCC panel	Tridium	MIX IO	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Domestic Water Systems	Water meter (WM-01)	Plantroom	Aquamotion	Multijet Water Meter	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	AHU Open/Closed Damper Actuator	Plantroom	Belimo	SF24A-S2	Lintrol Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Air Handling & Ventilation Systems	AHU Modulating Damper Actuator	Plantroom	Joventa	DMS1.1 / DM1.1 / DML1.1	Lintrol Ltd	Monthly	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Domestic Water Systems	Water meter (WM-02)	Plantroom	Aquamotion	Multijet Water Meter	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Controls & Energy Monitoring	Heat Meter (HM)	Plantroom	Itron	CF ECHO II Ultrasonic	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Controls & Energy Monitoring	Heat Meter (HM)	Plantroom	Itron	CF ECHO II Ultrasonic	Lintrol Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Filter (PF-01A)	Plantroom	Waterco	SMDD 2000	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Filter (PF-01B)	Plantroom	Waterco	SMDD 2000	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Air Blower Main Pool Filter	Plantroom	Astralpool	Blower 2.2 kW 31093-2450	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Learner Pool Filter (PF-02)	Plantroom	Waterco	SMDD 2000	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Air Blower Learner Pool Filter	Plantroom	Astralpool	Blower 2.2 kW 31093-2450	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Filter Pump (1)	Plantroom	Waterco	Hydrostar 700 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Filter Pump (2)	Plantroom	Waterco	Hydrostar 700 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Filter Pump (3)	Plantroom	Waterco	Hydrostar 700 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Kids/Learner Pool Filter Pump (1)	Plantroom	Waterco	Hydrostar 550 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Kids/Learner Pool Filter Pump (2)	Plantroom	Waterco	Hydrostar 550 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Kids/Learner Pool Filter Pump (3)	Plantroom	Waterco	Hydrostar 550 MK IV, 3Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Spa Pool Filter Pump (1)	Plantroom	Waterco	Suptuf MK2 150, 3 Ph	Pool and Spa Services Ltd	Monthly	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Chemical controller	Plantroom	Topline	TEC 2000	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main pool Flow Meter (1)	Plantroom	FlowVis	Flowmeter	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main pool Flow Meter (2)	Plantroom	FlowVis	Flowmeter	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (1)	Plantroom	Invertek	ODE-3-340140-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (2)	Plantroom	Invertek	ODE-3-340140-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (3)	Plantroom	Invertek	ODE-3-340140-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (4)	Plantroom	Invertek	ODE-3-240095-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (5)	Plantroom	Invertek	ODE-3-240095-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Variable speed drive (6)	Plantroom	Invertek	ODE-3-240095-3F4B	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Pool Water Treatment & Filtration Systems	Main Pool Balance Tank	Pool Deck	-	-	-		Annual	Works to include: - Confined space crew to carry out works - Supply of all necessary confined space equipment to assist with the works
Pool Water Treatment & Filtration Systems	Learner Pool Balance Tank	Pool Deck	-	-	-		Bi-Annual	- Supply of all equipment to carry out the cleaning - Clean and vac out existing balance tanks
Pool Water Treatment & Filtration Systems	Jacuzzi Balance Tank	Pool Deck	-	-	-		Annual	- Unclog suction pipe filters - Disposal of waste material
Spa & Wellness Equipment	Steam Room Generator	Spa	-	-	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Spa & Wellness Equipment	Sauna	Spa	-	-	Pool and Spa Services Ltd		Bi-Annual	General inspection. Apply oil treatment to timber as required. Oil to be 'Douglas Boiled Linseed Oil' / 'Douglas Raw Linseed Oil' or similar approved
Spa & Wellness Equipment	Sauna Heater	Spa	-	-	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Spa & Wellness Equipment	Steam room pump	Spa	-	-	Pool and Spa Services Ltd		Bi-Annual	Service in accordance with Manufacturer's Instructions
Building Management System	BMS System	Manager's Office	-	-	Lintrol Ltd	-	Bi-Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Refer to 'BMS O&M File' contained in Appendix D To include all elements of the system including equipment contained within datasheets in Appendix D (sensors, thermostats, switches, etc.)
External - Roof	PV panels	External	AE Solar	AE CMD-120BDE Series 460W-480W	Resolute Engineering Group	Annual	-	Visual inspection and clean panels. Inspection of Connector and Cable
External - Roof	Roof Access and Fall Arrest System	External	Evowalk Safety Solutions	-	Safety Net Protection Systems	-	Annual	Test Standards - Walkway EN14122-3. - Lifeline fall arrest system EN795:2012, CEN TS 16415:2013 System installed 28.03.2025 System must be maintained and inspected by an approved and competent specialist
External - Outside Wall	PV panels inverter	External	Solis	Solis-(80-110)K-5G-PRO	Resolute Engineering Group	Bi-annual	-	Check fan
Pipework	Pipework Distribution System	Throughout building - internal	-			Monthly, Bi-Annual	Annual	Refer to 'Operation & Maintenance Instructions' contained in Appendix C Note requirements for clean out of strainers, etc.
Pipework	Pipework Distribution System	Throughout building - internal	-			immediate works required post appointment		Identify all infrequently used outlets and dead leg pipe work Once identified, agree scope and cost with ER to remove from the system completely if not in use or not required (HPSC, Legionella Guidelines 2009, 5.2.1 & HSG 274 Part 2, Para 2.79 Table 2.1, Para 2.166). Dead end pipework to be permanently removed from the distribution system (HPSC, Legionella Guidelines 2009, 5.2.1 & HSG 274 Part 2, Para 2.79 Table 2.1, Para 2.166).
Pipework	Pipework Distribution System	Throughout building - internal	-			Immediate works required post appointment		Identify all TMVs within the pipework system. Once identified, agree scope and cost with ER to ensure that there are suitable backflow prevention devices fitted to TMV's and that they are operating correctly. This is to ensure that there is no crossover between hot and cold systems occurring at the TMVs which could contribute to poor temperatures in the systems.
Pipework	Pipework Distribution System	Throughout building - internal	-				Bi-Annual	Service and adjust the TMV to ensure compliance with the guidance on the maximum hot water temperatures for safe use as outlined in the Thermostatic Mixing valve Manufacturers Association (TMVA) guidelines.

Askeaton Pool & Leisure Centre Maintenance Register								
Category	Ref	Location	Make	Model No:	Supplier - for information purposes only	Check / Inspection Frequency	Service / Test Frequency	Check / Service / Test Standard and Reference, Notes
Pipework	Pipework Distribution System	Throughout building - internal	-			immediate works required post appointment		Identify all flexible hoses within the pipework system. Once identified, agree scope and cost with ER to ensure that hoses are WRAs compliant with WRAS approved numbers or replace or pipe in rigid copper.
Pipework	Pipework Distribution System	Throughout building - internal	-			Immediate works required post appointment		Identify all exposed pipework within the system. Once identified, agree scope and cost with ER to ensure thermal gain be kept to a minimum by adequate lagging and separation of cold water services pipe work and components from hot water services and heating systems; ensuring higher use outlets are installed at the end of each branch to improve flow; and considering, where appropriate, ventilation of void spaces and risers (HSG 274 Part 2 Para 2.36).
Pipework	Pipework Distribution System	Throughout building - internal	-			immediate works required post appointment		Install a non return valve on the main branch feeding the LPHW filler unit. This will prevent any stagnant water from passing into the main water supply.
Taps	Utility Taps	Throughout building - internal	-			immediate works required post appointment		Identify all utility taps within the system. Once identified, agree scope and cost with ER to install pipe interrupters to these taps to include adequate backflow protection. Agree procedure for Operator to flush taps (if the taps are not used frequently or scope for removal from the system completely if not required.
Domestic Water Systems	Water Softener #1	Plantroom	TBC	TBC	TBC	Monthly	Bi-Annual	New units to be installed, estimated install Q3 2026 Service in accordance with Manufacturer's Instructions
Domestic Water Systems	Water Softener #2	Plantroom	TBC	TBC	TBC	Monthly	Bi-Annual	
Domestic Water Systems	Gym Drinking Water Dispenser	Gym	TBC	TBC	TBC		Bi-Annual	Service in accordance with Manufacturer's Instructions. Inspect filters, clean / replace as deemed necessary
Pool Water Treatment & Filtration Systems	Flocc dosing system - Learner Pool	Plantroom	TBC	TBC	TBC	Monthly	Bi-Annual	New unit to be installed, estimated install Q3 2026 Service in accordance with Manufacturer's Instructions
Water Quality	Bacteria and Legionella Testing	Throughout building - internal	-	-	-	-	Monthly	To be undertaken in accordance with Facility Legionella Risk Assessment Tests required from samples taken from pool (both main pool and learner pool), showers, jacuzzi, hot and cold taps, and cold water storage tank - E. coli, total coliforms to be sampled in accordance with TM18 - Total Viable Count / Aerobic Colony Count to be sampled in accordance with TM20. To be tested at both 22° and 37°C - Legionella to be sampled in accordance with TM22 - Pseudomonas to be tested in accordance with I.S. EN ISO 16266-2:2021 Testing to be undertaken at an INAB-certified or UKAS-certified laboratory Reporting to be completed by an INAB-certified or UKAS-certified laboratory
Water Quality	Shower Sanitisation	Throughout building - internal	-	-	-		Quarterly	Showers heads to be sanitised on a quarterly basis Descale, clean and disinfect all removable parts, heads, inserts and hoses where fitted on a quarterly basis (HPSC, Legionella Guidelines 2009, 5.2.1 & HSG 274 Part 2, Para 2.79 Table 2.1).
Water Quality	Water Tank Cleaning	Throughout building - internal	-	-	-		Annual	Super chlorination of water tanks on an annual basis
Water Quality	Cold Water Storage Tank	Plantroom	-	-	-	Bi-annual	Annual	Temperature profiles of stored and incoming water from cold water storage tank to be undertaken on bi-annual basis. Temperature must be < 20°C for the control of legionella bacteria. All such actions must be recorded into site water services logbook (HPSC, Legionella Guidelines 2009, Table 4). Tank to be inspected annually and cleaned and disinfected as per BS 8558:2011 wherever inspection shows need. All such actions must be recorded into site water services logbook
Water Quality	Cold Water Storage Tank	Plantroom	-	-	-	Immediate works required post appointment		The cold water storage tank and associated valves and pipe work to be provided with identification labels to include directional flow (BS 1710, Specification for identification of pipelines and services). There is no insulation on cold water storage tank. Thermal insulation to be fitted to minimise freezing or undue warming of the stored water (Water Supply [Water Fittings] Regulations 2009, Par. 16, Section 4c). The cold water storage tank to have an insect screen fitted to the overflow pipe to prevent rodents or insects entering the Cold Water Storage tank. (Water supply regulations 2009, Par. 16 Section 2)
Water Quality	Water Temperature Testing	Throughout building - internal	-	-	-	Monthly		Check all hot water supplies to ensure temperatures align with BMS output Temperature profiles of sentinel outlets (Hot & Cold) and Hot Water return sentinel outlets to be undertaken on a monthly basis. Temperatures to be recorded for outlets on a rotational basis, with a representative number of outlets tested within a 12 month period. All such actions must be recorded into site water services logbook (HPSC, Legionella Guidelines 2009, Table 4 & HSG 274 Part 2.79 Table 2.1). Input temperatures to the TMVs to be monitored every month if on a sentinel basis (HPSC, Legionella Guidelines 2009, Chapter 5 & HSG 274 Part 2 Para 2.79 Table 2.1).
Pool	Pool Cover	Pool Deck	-	-	-	-	Annual	Both main pool and learner pool. Service in accordance with Manufacturer's Instructions

Green denotes that item is subject to Statutory Inspection by Irish Engineering Services at required intervals

Askeaton Pool & Leisure Centre Maintenance Register						
Category	Ref	Location	Make / Brand	Serial No.	Service / Test Frequency	Service / Test Standard and Reference, Notes
Gym Equipment	Pin Loaded Machines	Gym	Paramount	BAL 10531 (no serial number)	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Pin Loaded Machines	Gym	Paramount	Multiple barcodes - see photo	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Pin Loaded Machines	Gym	Paramount	XL070706004	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Pin Loaded Machines	Gym	Paramount	XL090704012	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Pin Loaded Machines	Gym	Paramount	XL010704006	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Pin Loaded Machines	Gym	Paramount	XL180705008	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Treadmills	Gym	Precor	AJNZC10140038	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Treadmills	Gym	Precor	AJNZC10140036	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Treadmills	Gym	Precor	AJNZC10140035	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Treadmills	Gym	Precor	AJNZC10140034	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Cross Trainers	Gym	Precor	ADFXC13140036	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Cross Trainers	Gym	Precor	ADFXC13140031	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Cross Trainers	Gym	Precor	ADFXC13140035	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Cross Trainers	Gym	Precor	ADFXC13140034	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Bikes	Gym	Star Trac Studio 3	GC7270L17290173	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Bikes	Gym	Star Trac Studio 4	GC7270L18120130	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Bikes	Gym	Precor	AKCEL08180035	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Bikes	Gym	TRUE	07-8R00392B	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Row / Ski / Bike	Gym	Concept	051407A	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Row / Ski / Bike	Gym	Concept	530041550	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Row / Ski / Bike	Gym	Concept	430983077	Bi-Annual	Service in accordance with Manufacturer's Instructions
Gym Equipment	Row / Ski / Bike	Gym	Airbike Classic	A1811BB1650	Bi-Annual	Service in accordance with Manufacturer's Instructions

REFER TO PHOTOS OF EACH PIECE OFGYM EQUIPMENT WITHIN THE TENDER PACK