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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.

22

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.

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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.

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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

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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 corrsion from the pump seals and casing.

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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.**

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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: **1** 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 detailsEconomic Life: **20** Year From new/installation assuming regular servicing/maintenancePredicated Future Life: **5** YearsComments: **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.**

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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**

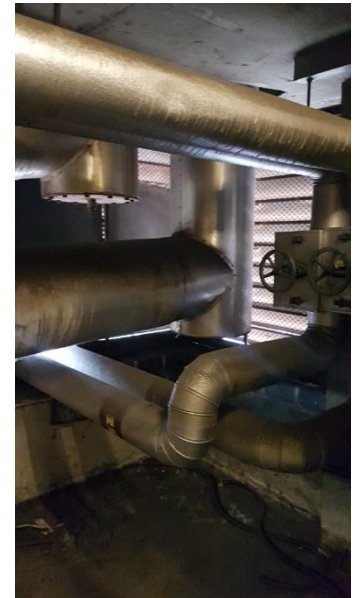
Equipment / Plant Ref: **Boiler flue systems / insulated**

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:

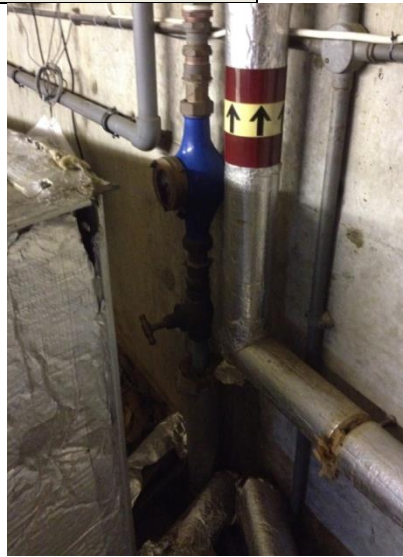
**Meter is in good condition with no major signs of deterioration.
 Water sample analysis should be undertaken to deem quality of water supplied.**

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.**

4444

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:

Nuair

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.

4545

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.

