

REPAIR AND MAINTENANCE MATRIX – SAMPLE

LARKFIELD LEISURE CENTRE

These schedules identify the responsibilities of both the Trust and the Council, in relation to consumables, cleaning, redecorating, servicing, repairing and replacing items of the buildings and grounds, and operating mechanical and electrical services, filtration installations, plant and equipment, as detailed in the Management Agreement and Lease.

Definitions

“Consumables” (cmble) means items, supplies, chemicals, lubricants, filters, lighting tubes/bulbs etc and the like, essential to the efficient operation of the Facility, requiring regular replacement in order to retain optimum performance.

“Cleaning” (clean) means the removal of dirt, dust and blockages, internally and externally, using manual or mechanical methods, to achieve optimum cleanliness and/or visual appearance.

“Redecoration” (redec) means the periodic preparation of and application of new materials to an item’s surface in order to return it to its original appearance.

“Service/servicing” (srvice) means the testing of and works included in a service/maintenance contract, including call out arrangements, with a specialist contractor, where appropriate, or if no such contract exists, cyclical maintenance work to all remaining items, carried out by the contractor.

“Repair/s” (rpair) means to carry out all work necessary to economically bring a failed or damaged item back into full operation, or restore its appearance, where that item is not covered or included within a service/maintenance contract. Repairs in relation to the building includes making good to decorations.

“Replace” (rplce) means to provide and fit a new, identical or equivalent item where that failed item is incapable of being repaired or is beyond economic repair.

“LT” indicates Leisure Trust. “TM” indicates Tonbridge & Malling Borough Council.

These schedules should not be regarded as exhaustive or exclusive, any omissions do not imply unimportance or irrelevance.

BUILDING CONSTRUCTION/FABRIC

		cmble	clean	redec	srvce	rpair	rplce
Foundations	–	-	-	-	-	TM	TM
Frame	–	-	LT	LT	-	TM	TM
Floors	– Structure	-	-	-	-	TM	TM
	– Finish (inc. any screed or support system under)						
	~ Carpet/vinyl	-	LT	-	-	LT	TM
	~ Ceramic floor tiles	-	LT	-	-	TM	TM
	~ Safety flooring	-	LT	-	-	LT	TM
	– Sports hall floor						
	~ Finish	-	LT	-	-	LT	LT
	~ Lining	-	LT	-	-	LT	LT
Undercrofts/ Balance tanks	– Structure	-	-	-	-	TM	TM
	– Finish (inc. any screed or support system under)	-	LT	LT	-	TM	TM
Ceilings	– Suspended ceiling system	-	LT	LT	-	TM	TM
	– Self finish metal	-	LT	LT	-	TM	TM
	– Painted metal	-	LT	LT	-	-	-
	– Lining systems	-	LT	LT	-	TM	TM
	– Tiles	-	LT	LT	-	TM	TM

		cmble	clean	redec	srvce	rpair	rplce
Roof	– Structure						
	~ Concealed	-	-	-	-	TM	TM
	~ Exposed	-	LT	LT	-	TM	TM
	– External coverings	-	LT	-	-	TM	TM
	– Gutters/down pipes/ soffits and fascias	-	TM	TM	-	TM	TM
	– Roof lights/glazed roofs						
	~ Glazing	-	LT	-	-	TM	TM
	~ Barrel vaults	-	LT	-	-	TM	TM
	~ Support framing	-	LT	-	-	TM	TM
	~ Internal finish	-	LT	LT	-	TM	TM
	~ External finish	-	LT	-	-	TM	TM
	~ Applied film	-	LT	-	-	TM	TM
External walls	– Structure	-	LT	-	-	TM	TM
	– Cladding	-	LT	TM	-	TM	TM
	– Finish	-	LT	TM	-	TM	TM
	– Graffiti removal	-	LT	-	-	-	-
External glazed screens and conservatory	– Frame	-	LT	TM	-	TM	TM
	– Glazing	-	LT	LT	-	TM	TM
	– Internal finish	-	LT	LT	-	TM	TM
	– External finish	-	LT	TM	-	TM	TM
	– Applied film	-	LT	-	-	LT	LT
	– Ironmongery	-	LT	-	LT	TM	TM
Windows	– Frame, cill	-	LT	TM	-	TM	TM
	– Window board	-	LT	LT	-	TM	TM
	– Glazing	-	LT	-	-	TM	TM
	– Ironmongery	-	LT	-	LT	TM	TM
	– Finish						
	~ Internal	-	LT	LT	-	TM	TM
	~ External	-	LT	TM	-	TM	TM
	– Applied film	-	LT	-	-	LT	LT

		cmble	clean	redec	srvce	rpair	rplce
Doors	– Frame, threshold, architrave	-	LT	-	-	TM	TM
	– Door	-	LT	-	-	TM	TM
	– Ironmongery	-	LT	-	LT	TM	TM
	– Glazing	-	LT	-	-	TM	TM
	– Closers	LT	LT	-	LT	TM	TM
	– Finish						
	~ Internal	-	LT	LT	-	TM	TM
~ External	-	LT	TM	-	TM	TM	
Internal walls	– Structure	-	LT	-	-	TM	TM
	– Finish	-	LT	LT	-	TM	TM
	– Skirtings	-	LT	LT	-	TM	TM
	– Ceramic tiles	-	LT	-	-	LT	TM
Internal glazed screens	– Frame, threshold	-	LT	LT	-	TM	TM
	– Ironmongery	-	LT	-	LT	TM	TM
	– Glazing	-	LT	-	-	TM	TM
	– Finish	-	LT	LT	-	TM	TM
	– Applied film	-	LT	-	-	LT	LT
Refrigerated Room	– Storage compartment	LT	LT	-	LT	TM	TM
	– Refrigeration Unit	LT	LT	-	LT	TM	TM
Pool tanks/rapids/ plunge tank	– Structured-Concealed	-	-	-	-	TM	TM
	– Finish (inc. any backing screeds)	-	LT	LT	-	TM	TM
	– Safety grilles	-	LT	-	LT	TM	TM
Walkways/steps/ ramps/ladders/ barriers/stairs	– Structure	-	LT	-	-	TM	TM
	– Handrails	-	LT	LT	LT	TM	TM
	– Paving (inc. screed/support)	-	LT	-	-	TM	TM
	– Safety marking	LT	LT	LT	-	-	TM
Patios/terraces	– Paving (inc. screed/support)	-	LT	-	-	TM	TM
	– Safety marking	LT	LT	LT	-	-	TM

		cmble	clean	redec	srvce	rpair	rplce
Gates	– Structure	-	LT	TM	-	TM	TM
	– Ironmongery	-	LT	-	LT	TM	TM
Boundary fences	– Structure	-	LT	TM	-	TM	TM
	– Graffiti removal	-	LT	-	-	-	-
External lighting		LT	LT	TM	TM	TM	TM
Car parking	– Tarmac/paved areas		LT	-	-	TM	TM
	– Lighting	TM	TM	TM	-	TM	TM
	– Lining	-		-	-	TM	TM
	– Signage	-	LT	TM	-	TM	TM
	– Snow/ice clearance						
	~ Pathways	LT	-	-	LT	-	-
	~ Car parks	TM	-	-	TM	-	-
	Subject to service demands						
Grounds maintenance	– Trees	-	-	-	TM	-	-
		-	LT	-	LT	-	-
External paths		-	LT	-	LT	TM	TM
Drainage (foul)	– Soil and vent pipes	-	LT	-	-	TM	TM
	– Underground pipework, fittings	-	LT	-	-	TM	TM
	– Above ground drainage pipework/ support	-	LT	-	TM	TM	TM
	– Floor gullies	-	LT	-	LT	TM	TM
	– Valves	-	LT	-	TM	TM	TM
	– Grease Trap	LT	LT	-	LT	TM	TM
	– Cleaning eyes	-	LT	LT	LT	TM	TM
	– Drain access covers/ manholes	-	LT	LT	LT	TM	TM
Drainage (surface)	– Gullies/manholes/ interceptors/ soakaways	-	LT	-	TM	TM	TM
	– Underground pipework, fittings	-	LT	-	-	TM	TM
	– Drain access covers/ manholes	-	LT	LT	LT	TM	TM

		cmble	clean	redec	srvce	rpair	rplce
Wet change floor drainage	– Grilles	-	LT	-	LT	LT	LT
Drainage (generally)	– Clearing blockages	-	-	-	LT	TM	-
Sanitary/plumbing fittings	– Toilets pans/cistern/ pipework, grab rails	-	LT	-	LT	TM	TM
	– Seats/handles/bell valves/wastes/traps	LT	LT	-	LT	TM	TM
	– Sink/Basins/ Pipework	-		-	LT	TM	TM
	– Taps/Flexi hoses	LT	LT	-	LT	TM	TM
	– Wall hose	LT	LT	-	LT	TM	TM
	– Shower controls/ Pipework/Heads	-	LT	-	LT	TM	TM
	– Urinals/cistern/ pipework	-	LT	-	LT	TM	TM
	– Vanity units	-	LT	LT	-	TM	TM
	– Thermostatic mixer valves	LT	LT	-	LT	TM	TM
Walls & floor fixed planters/plants and stones	– Structure	-	LT	-	-	LT	LT
	– Finish	LT	LT	LT	-	LT	LT

		cmble	clean	redec	srvce	rpair	rplce	
Features	– Flop-over	-	LT	LT	TM	TM	TM	
	– Spacebowl/flume	LT	LT	LT	TM	TM	TM	
	– Flume	LT	LT	LT	TM	TM	TM	
	– Support wires	LT	LT	LT	TM	TM	TM	
	– Frames/access stairs	LT	LT	LT	TM	TM	TM	
	– Camel cannon	LT	LT	LT	LT	LT	TM	
	– Elephant cannon	LT	LT	LT	LT	LT	TM	
	– Elephant and turtle slides	LT	LT	LT	LT	LT	TM	
	– Snakes and giraffe							
	– Spa (on island	LT	LT	LT	TM	TM	TM	
	~ Pumps	-	-	-	TM	TM	TM	
	~ Strainer baskets	-	-	-	TM	TM	TM	
	~ Pipework	-	-	-	TM	TM	TM	
	– Internal surfaces	LT	LT	LT	LT	TM	TM	
	– External surfaces	LT	LT	LT	LT	TM	TM	
	– Wave machine							
	~ Drive motor	LT	-	-	TM	TM	TM	
	~ diverters	-	-	-	TM	TM	TM	
	~ Actuators	-	-	-	TM	TM	TM	
	~ Compressor	LT	-	-	TM	TM	TM	
	~ Controls	-	-	-	TM	TM	TM	
	~ Control panel	-	-	-	TM	TM	TM	
	~ Safety grilles	-	LT	-	TM	TM	TM	
	Building Energy Management System	– Management system	LT	LT	-	TM	TM	TM
		– Control panels	LT	LT	-	TM	TM	TM
		– Control equipment	LT	LT	-	TM	TM	TM

MECHANICAL SERVICES

		cmble	clean	redec	srvce	rpair	rplce	
Low pressure hot water systems	– Boiler	LT	LT	-	TM	TM	TM	
	– Flue	-	LT	-	TM	TM	TM	
	– Calorifier	LT	LT	-	TM	TM	TM	
	– Heating coils	-	LT	-	TM	TM	TM	
	– Radiators/valves	-	LT	LT	TM	TM	TM	
	– Over door heaters	-	LT	-	TM	TM	TM	
	– Run/standby pumps	LT	LT	-	TM	TM	TM	
	– Pressurisation units	-	LT	-	TM	TM	TM	
	– Distribution pipework/support	-	LT	LT	TM	TM	TM	
	– Control valves	-	LT	-	TM	TM	TM	
	– Expansion vessels	-	LT	-	TM	TM	TM	
	Gas Installation	– Mains intake	-	-	-	-	TM	TM
		– Pipework	-	LT	LT	TM	TM	TM
– Auto/manual valves		-	LT	-	TM	TM	TM	
– Gas meters		-	LT	-	-	-	TM	
Heating and Ventilation	– Air handling units	LT	LT	-	TM	TM	TM	
	– Control systems	LT	LT	-	TM	TM	TM	
	– Ductwork - External	-			TM	TM	TM	
	– Ductwork - Internal		TM		TM	TM	TM	
	– Drum louvres	-	LT	LT	TM	TM	TM	
	– Slot diffusers	-	LT	LT	TM	TM	TM	
	– Circular louvres	-	LT	LT	TM	TM	TM	
	– Segregated louvres	-	LT	LT	TM	TM	TM	
	– Room/duct sensors	-	LT	-	TM	TM	TM	
	– Door/Ceiling/Wall/Deck grilles	-	LT	LT	TM	TM	TM	
	– Extract canopies	LT	LT	-	TM	TM	TM	
	– Extract fan units	LT	LT	-	TM	TM	TM	
	– Access panels	-	LT	LT	TM	TM	TM	
	– Condensate trap/Valve/Drain	-	LT	-	TM	TM	TM	
	– Dampers	-	LT	-	TM	TM	TM	
	– Air conditioning systems	LT	LT	-	TM	TM	TM	
	– Fire dampers	LT	LT	-	TM	TM	TM	
	– VSDs (Air Handling)	LT	LT	-	TM	TM	TM	

		cmble	clean	redec	srvce	rpair	rplce
Domestic Services Installation	– Mains intake	-	-	-	TM	TM	TM
	– Underground main	-	-	-	-	TM	TM
	– Storage tanks/ball valves	LT	LT	-	TM	TM	TM
	– Break tank	LT	LT	-	TM	TM	TM
	– Booster pumps	LT	LT	-	TM	TM	TM
	– Pressurisation set	LT	LT	-	TM	TM	TM
	– Distribution pipework	-	LT	LT	TM	TM	TM
	– Expansion vessel	-	LT	-	TM	TM	TM
	– Run/Standby pumps	LT	LT	-	TM	TM	TM
	– Mixing valves	-	LT	-	TM	TM	TM
	– Control valves	-	LT	-	TM	TM	TM
	– Sub water meters	-	-	-	-	TM	TM

ELECTICAL SERVICES

		cmble	clean	redec	srvc	rpair	rplce
Electricity	– Mains intake/ Switchgear	-	-	-	-	TM	TM
	– Sub mains/Final circuits	-	-	-	-	TM	TM
	– Distribution Boards	-	LT	-	-	TM	TM
	– Power sockets/ Points	-	LT	-	-	TM	TM
	– Timeswitches/light activated switches/ overrides	-	LT	-	-	TM	TM
	– Conduit	-	LT	LT	-	TM	TM
	– Fuses	-	LT	-	-	TM	TM
	– Earthing/Bonding	-	-	-	LT	TM	TM
	– IEE Testing	-	-	-	TM	-	-
	– Portable appliance testing	-	-	-	LT	-	-
	– Control panels	-	-	-	TM	TM	TM
	Artificial Lighting	– Electrical installation	-	-	-	LT	TM
– Fittings		-	LT	LT	LT	TM	TM
– Bulbs/Tubes/ Starters/Chokes/ Diffusers/Fuses/ Dimmers/ Switch panels & switches		-	LT	-	LT	LT	LT
– Underwater lighting		LT	LT	-	LT	TM	TM
Emergency Lighting system	– Electrical installation	-	-	-	TM	TM	TM
	– Fittings	LT	LT	LT	TM	TM	TM
	– Batteries	LT	LT	-	TM	TM	TM
	– Discharge test	-	-	-	TM	-	-

		cmble	clean	redec	srvce	rpair	rplce
Fire alarm system	– Installation	-	-	-	TM	TM	TM
	– Detector heads	-	LT	-	TM	TM	TM
	– Control panel	LT	LT	-	TM	TM	TM
	– Break glass points	LT	LT	-	TM	TM	TM
	– Sounders	-	LT	-	TM	TM	TM
Public Address system	– Installation	-	-	-	LT	LT	TM
	– Control equipment	-	LT	-	LT	LT	TM
	– Speakers	-	LT	-	LT	LT	TM
	– Microphones	-	LT	-	LT	LT	LT
Telephone system	– Installation	-	-	-	LT	LT	TM
	– Handsets	-	LT	-	LT	LT	LT
Intruder Alarm system	– Installation	-	-	-	TM	TM	TM
	– Magnetic contacts	-	LT	-	TM	TM	TM
	– Detector heads	-	LT	-	TM	TM	TM
	– Panic alarms	-	LT	-	TM	TM	TM
	– External bell boxes	-	LT	-	TM	TM	TM
	– Control panel	-	LT	-	TM	TM	TM
	– Batteries	-	-	-	TM	TM	TM
	– Exit control	-	LT	-	TM	TM	TM
	– Digital communicator	-	-	-	TM	TM	TM
CCTV System	– Installation	-	-	-	TM	TM	TM
	– Cameras	-	LT	-	TM	TM	TM
	– Control box	-	LT	-	TM	TM	TM
	– Monitor	-	LT	-	TM	TM	TM
Disabled Alarm	– Installation	-	-	-	TM	TM	TM
	– Unit/reset	LT	LT	-	TM	TM	TM
	– Pull cord	LT	LT	-	LT	LT	LT
Lightning Protection	– Installation	-	-	-	TM	TM	TM
Lifeguard Alarm		LT	LT	-	TM	TM	TM
Automatic powered doors		-	LT	-	TM	TM	TM
Platform Lift		cmble	clean	redec	srvce	rpair	rplce
		-	LT	-	TM	TM	TM

External signs (illuminated)		LT	LT	-	TM	TM	TM
Hand dryers	– Installation	-	-	-	LT	LT	TM
Hair dryers	– Installation	-	-	-	LT	LT	TM
Clocks	– Installation (pool)	-	LT	-	LT	LT	LT
	– Clocks	LT	LT	-	LT	LT	LT
Water Boiler			LT			TM	TM

POOL WATER FILLTATION AND DISINFECTION SYSTEMS

		cmble	clean	redec	srvce	rpair	rplce
<u>Water Distribution</u>							
Surface draw off	– Deck level scum channels/outlets/ pipework	-	LT	-	TM	TM	TM
	– Grilles	-	LT	-	LT	LT	TM
	– Wave pool scum channels/outlets/ pipework	-	LT	-	TM	TM	TM
Bottom/Sidewall Distribution	– Inlets/Outlets	-	LT	-	TM	TM	TM
	– Pipework	-	LT	-	TM	TM	TM
	– Outlet sumps	-	LT	-	TM	TM	TM
Balance Tanks	– Structure	LT	LT	-	TM	TM	TM
	– Suction Pump	LT	LT	-	TM	TM	TM
	– Pipework	-	LT	-	TM	TM	TM
	– Float valves	-	LT	-	TM	TM	TM
Filtration Circulating Pumps/Valves		LT	LT	-	TM	TM	TM
Primary Strainers		LT	LT	-	TM	TM	TM
Filters	– Vessels	-	LT	LT	TM	TM	TM
	– Filter medium		LT	-	TM	TM	TM
	– Fittings	LT	LT	-	TM	TM	TM
PAC Dosing equipment		LT	LT	-	TM	TM	TM
Air scouring (for back-washing)	– Air blower	LT	LT	-	TM	TM	TM
	– Fittings	-	LT	-	TM	TM	TM
Instrumentation	– Pressure gauges	-	LT	-	TM	TM	TM
	– Thermometer	-	LT	-	TM	TM	TM
	– Altitude gauges	-	LT	-	TM	TM	TM

	cmble	clean	redec	srvce	rpair	rplce
Plate Heat Exchanger	-	LT	-	TM	TM	TM
<u>Pool Water Disinfection and Control</u> (Sodium Hypochlorite & Hydrochloric Acid & CO ₂)						
– Control systems/ displays	LT	LT	-	TM	TM	TM
– Ancillary equipment	LT	LT	-	TM	TM	TM
– Motors	LT	LT	-	TM	TM	TM
– Injection fittings	LT	LT	-	TM	TM	TM
– Dosing pump	LT	LT	-	TM	TM	TM
– Solution tank	LT	LT	-	TM	TM	TM
– Solution hoses	-	LT	-	TM	TM	TM
– CO ₂ Equipment	LT	LT	-	TM	TM	TM
Fresh water make-up and dilution						
– Storage tank	LT	LT	-	TM	TM	TM
– Water meters	-	LT	-	TM	TM	TM
Poolside test monitoring equipment						
– Photometer/Carrier	LT	LT	-	LT	LT	TM
– TDS meter	LT	LT	-	LT	LT	LT
– Electronic thermometer	LT	LT	-	LT	LT	LT
– Immersible thermometer	LT	LT	-	LT	LT	LT
– Water quality testing equipment	LT	LT	-	LT	LT	LT
VSDs (Circulation)	-	LT	-	TM	TM	TM

FIXTURES AND FITTINGS

		cmble	clean	redec	srvce	rpair	rplce
Sauna	– Cabin	-	LT	-	TM	TM	TM
	– Heating						
	~ Unit	LT	LT	-	TM	TM	TM
	~ Control	-	LT	-	TM	TM	TM
	– Isolator switch	-	LT	-	TM	TM	TM
	– Benching	-	LT	LT	LT	LT	TM
	– Finishes	LT	LT	LT	-	TM	TM
	– Lighting Unit	LT	LT		TM	TM	TM
Steam room	– Structure	-	-	-	-	TM	TM
	– Finishes	LT	LT	LT	-	TM	TM
	– Steam generator	-	LT	-	TM	TM	TM
	– Controls	-	LT	-	TM	TM	TM
	– Isolator switch	-	LT	-	TM	TM	TM
	– Water softener	LT	LT	-	TM	TM	TM
	– Lighting Unit	LT	LT		TM	TM	TM
Spas (Health Suite)	– Spa shells	-	LT	-	TM	TM	TM
	– Booster pumps	-	LT	-	TM	TM	TM
	– Air Blowers	-	LT	-	TM	TM	TM
	– Controls	-	LT	-	TM	TM	TM
	– Circulation pumps	LT	LT	-	TM	TM	TM
	– Acid dosing pumps	-	LT	-	TM	TM	TM
	– Balance tanks	LT	LT	-	TM	TM	TM
	– Pipework	-	LT	-	TM	TM	TM
	– Brominator	LT	LT	-	TM	TM	TM
	– Water heaters	-	LT	-	TM	TM	TM
– Control panel	-	LT	-	LT	LT	TM	
Reception Desk	– Frame/desk	-	LT	LT	-	LT	TM
	– Ironmongery	-	LT	-	-	LT	LT
	– Glazing	-	LT	-	-	TM	TM
	– Finish	-	LT	LT	-	LT	LT
Turnstile/Barriers		LT	LT	LT	LT	LT	TM
Servery Counter	– Frame/Counter/Top	-	LT	LT	-	LT	TM
	– Ironmongery	-	LT	-	-	LT	LT
	– Shutter	-	LT	-	TM	TM	TM
	– Finish	-	LT	LT	-	LT	LT

		cmble	clean	redec	srvce	rpair	rplce
Lifestyles Desk	– Frame/desk	-	LT	LT	-	LT	TM
	– Ironmongery	-	LT	-	-	LT	LT
	– Finish	-	LT	LT	-	LT	LT
Cubicles	– Frame/Supports	-	LT	-	-	LT	TM
	– Doors/curtains	-	LT	-	LT	LT	LT
	– Ironmongery/fitings	-	LT	-	LT	LT	LT
Lockers generally	– Frame	-	LT	LT	-	LT	TM
	– Door	-	LT	LT	LT	LT	LT
	– Ironmongery/fitings	-	LT	-	LT	LT	LT
	– Locks	LT	LT	-	LT	LT	LT
Planters		LT	LT	-	LT	-	LT
Shelving		-	LT	-	-	LT	LT
Storage racking		-	LT	-	-	LT	LT
Catering preparation benches/ worktops		-	LT	-	-	LT	TM
Signs, general	– Internal & external	LT	LT	LT	LT	LT	LT
Disabled hoist		-		-	LT	LT	TM
Baby Changing Tables		-	LT	-	-	LT	TM
Benching (changing areas)		LT	LT	LT	LT	LT	TM
Showers		LT	LT	-	LT	TM	TM
Drinking water fountains		LT	LT	-	LT	LT	TM
Timers/display boards		LT	LT	-	LT	LT	LT
Roller shutter (sports Hall)	– Structure	-	LT	LT	TM	TM	TM
	– Motor	LT	LT	-	TM	TM	TM
Pool covers		cmble	clean	redec	srvce	rpair	rplce
		LT	LT	-	LT	LT	TM
Safe		LT	LT	-	LT	LT	TM

Fire extinguishers	-	LT	-	LT	LT	LT
Larkabout play area	-	LT	-	LT	TM	TM

HEALTH AND SAFETY SCHEDULE

Legionella Prevention

Activity	Responsibility
Day to day management of legionella risk	LT
Production of legionella risk assessment as required (at least bi-annually)	LT
Regular monitoring of water temperatures	LT
Regular bacterial sampling and testing of water	LT
Disinfection and clean of water storage tanks/vessels and down services as required	LT
Disinfection and clean of calorifiers/hot water storage tanks/vessels as required	LT
Servicing of thermostatic mixer valves as required	LT
Capital works	TM

Asbestos Management

Activity	Responsibility
Day to day management of asbestos containing materials (internal and external)	LT
Production and maintenance of an Asbestos Register and annual monitoring of asbestos containing materials	TM