

# AIR & WATER SERVICES

## – the complete package?

When managing sporting facilities such as clubs and stadiums, there are a lot of air and water compliance issues to address. Buying a package of services can save time and money, as Gary Nicholls, MD of ductwork hygiene and legionella risk experts Swiftclean, explains.

Every property manager has a raft of regular maintenance tasks, many of which are legal requirements. Most larger sporting venues will have multiple catering facilities and ventilation systems which should be compliant; as well as multiple toilets, showers and changing rooms, all of which have water systems to maintain and keep Legionella free.

There is an increasing legal obligation to achieve and maintain compliance with a range of specifications in sporting venues, whether these are open to the public or for private members only.



Some compliance disciplines require a specialist service provider. Using a package of services, such as ventilation hygiene combined with water hygiene, can provide money-saving economies of scale while saving valuable time and resources, dealing with a single point of contact.

Specialist help is key. When taking up a new role, property managers or facilities managers often inherit incomplete lists of assets such as fire dampers; some records may be missing altogether. You can try to complete these records in-house, or allow your outsourced provider to complete them with a thorough investigation of the various systems.

For ventilation services, you should ensure that your specialist provider is a member of the BESA (Building Engineering Services Association) Vent Hygiene Register.

Members are regularly vetted by BESCA (the certification arm of the BESA). For water services, your provider should be a member of the Legionella Control Association (LCA).

LCA members are also regularly assessed and vetted to ensure their competence and reliability. Choosing providers who are members of these bodies means that much of the due diligence in appointing a provider has been done for you.



The technicians who carry out your kitchen extract clean should hold the BESA Grease Hygiene Operative or Technician qualification. Likewise, ventilation system technicians should hold the BESA Air Hygiene Operative or Technician qualification.

A competent provider will be able to make a survey of the entire water system in line with the Approved Code of Practice L8; a full building(s) survey of the fire dampers in situ, or a thorough inspection of the ventilation system. The latter can often be achieved while cleaning the system in accordance with TR19® Air for ventilation systems, or TR19® Grease for kitchen extract systems.

An accurate record can be compiled as they clean, so that regular maintenance can be planned. On a first visit to perform a service, technicians may discover that remedial work is required, especially in accessing the ventilation ductwork or kitchen extraction systems. Access panels in the system are sometimes blocked by the later installation of other services such as gas, water or electricity, and this should be rectified. If the technician attending is multiskilled, remedial action could be completed in the same visit. If you purchase a service package, this remedial work may be included in the package. In many ventilation systems, fire dampers must also be inspected and function tested. These are essential fire safety measures, so it is vital that they are not neglected. Water systems may also need the removal of 'dead legs' in which static water can sit.

With a single provider, you will receive reports for each service in a similar, easy to understand format. This would likely be available from a single portal where you can easily track and update your non-conformances in one place.



If a property manager or Responsible Person appears to be negligent, they can be prosecuted, and if found guilty of negligence, may even face a custodial sentence. Post service verification reports provide robust evidence of your compliance, usually containing before and after photography, or at the very least, a record of your active efforts to comply with legal requirements.

While some tasks have a set timetable of compliance, others simply carry an obligation not to be out of date – as with a Legionella risk assessment. Having an expert keeping track of your current risk assessment and compliance can be very supportive. They will suggest scheduling water tank cleaning at the most convenient times – often during an off-season break – and they will often also provide training for the ongoing flushing routines that your team can carry out in-house. The reports of work completed by an LCA member may provide peace of mind, and help protect you in a court of law.

Naturally, you can purchase individual services, as long as the providers are competent and have LCA or BESA Vent Hygiene Register membership. However, it is well worth exploring how much stress, time, resources and money a package of expert services could save you.



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