



# Site Maintenance Report

Site Name:	Stowford Rise Community Centre	
Date Of Visit:	06-12-2024	Site Duration: Half Day
Engineers Name:	Jason Hockings	TCS Ref: TCS_JH_MW0535_01
Clients Name:	Direct	
Reason For Visit: BMS Maintenance Visit		

## FINDINGS / NOTES

1. No settings have been changed due to the end user having full access to the BMS system so unless any settings seemed out of the expected range.
2. All general temperature sensors were working satisfactorily unless mentioned below.
3. All time programmes were checked and all were correct as per the user's settings.
4. All Panel facia switches were in the on position as expected unless mentioned below.

1. All seems to be working ok but there has been a mention of the south hall getting warmer than it should be, having looked at the software the only thing I can see that would cause this is the optimised start time setpoint being 22°C and then the normal setpoint being 18.5°C this would result in the slab temperature getting warmer than it needs to be which is then overheating the area so it is suggested that the optimised setpoint is brought inline with the actual setpoint of 18.5°C to see if this remedies the issue.
2. Opened up one of the sensors on the wall in the hall and there is a hole behind it that will require filling as recently we have found that sensors installed like this on a cavity have air seeping through which is giving a false reading and may contribute to the heating being on longer than it should.
3. As per previous visits the BMS would be better viewed on a PC as it was originally as the client has mentioned issues with the touchscreen losing communication, this would also give a better indication as to how the system is running. (The old computer was still onsite so this has now been reconnected and the site now has visibility).
4. Username – xxxxxxxxxx Password – xxxxxxxxxx
5. A very brief demo was given on the system.
6. It is recommended that a yearly BMS maintenance visit is carried out.