

Monthly Report

Dec 2025

Velocity Tower – Sheffield
Mason Owen



Prepared by:
Roberto Varela
Evolution Technical Services Ltd
Unit B3 Lowfields Close

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1. Site / Team Structure

Site is supported by our static engineering team and mobile team where required.

Position	Name	Email	Telephone
Account Director	Matt Carver	m.carver@evotech.co.uk	07469 855257
Account Manager	Roberto Varela	r.varela@evotech.co.uk	07812 975815
Helpdesk	Helpdesk	helpdesknortheast@evotech.co.uk	01422 377541

Planned Preventative Maintenance:

- Undertaken by Mobile Engineers

2. Executive Summary of Reporting Month

- All PPM were carried out against the planner and completed on time.
- Legionella are completed 6 monthly and were completed in September 2025
- Potable sample showed failed sample, action taken, outlet, descaled and disinfected. Another sample has been taken.

3. Service Summary

PPM's Completed

PPM						
Priority	Total Jobs	Open Jobs	Completed Jobs	Missed Jobs	Attended On Time	Completed On Time
PPM	8	0	8	0	8	8
Statutory	7	0	7	0	7	7
Non-Statutory	1	0	1	0	1	1

All PPM tasks are completed and up to date except disable refuge.

Velocity Tower - Sheffield

				December				
Ass et No.	PLANT ITEM	LOCATION	No.	2025-48	2025-49	2025-50	2025-51	2025-52
Evotech								
1	Emergency Lighting	Common Areas	ALL				M	
2	General Lighting	Common Areas	ALL				M	
3	Disabled Toilet Alarm Operational.	Common Areas	ALL				M	
4	LV Distribution	Common Areas	ALL				Q	
5	RCDs	Common Areas	ALL				Q	
6	Hot and Cold Water Temperature Monitoring	Common Areas	ALL				M	
7	Cold Water Booster Set	Water Tank Room	ALL					
8	TMYs	Common Areas	ALL					
Evotech Fire & Security								
9	Fire Alarm	Common Areas	ALL					
10	Fire Extinguishers	Common Areas	ALL					
11	Fire Alarm Monitoring	Common Areas	ALL					
12	Smoke Vents	Common Areas	ALL					
13	Car Park Ventilation	Car Park	ALL					
14	Disabled Refuge	Common Areas	ALL					
15	CCTV	Common Areas	ALL					
16	Access Control	Common Areas	ALL					
17	Disabled Toilet Alarm	Common Areas	ALL					
Specialist Contractors								
18	Water Hygiene Sampling - TVOC/Potable	Common Areas	ALL				Q	
19	Water Hygiene Sampling - Legionella	Common Areas	ALL				H	
20	Lightning Protection	External	ALL					
21	AC Indoor Cassettes	Reception	ALL					
22	AC External Condensers	External	ALL					
23	Heat Recovery Units	Reception	ALL					
W = Weekly								
M = Monthly								
Q = Quarterly								
H = Six Monthly								
A = Annual								
Completed								
To Complete								

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ENGINEERS CALL OUT REPORT



1 Work Details		Job No: 203105/120	PPM / WEEK No.
CLIENT: Sheffield One (UK) Ltd Velocity Tower		Quote No:	
SITE ADDRESS: St Mary's Gate Sheffield S1 4LR		Date: 1 9 1 2 2 5	
		MON TUE WED THU FRI SAT SUN	
		DAY (tick) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
SSRA NUMBER	ORIGINAL	REVIEWED	EXPENSES
MANDATORY	<input type="checkbox"/>	<input type="checkbox"/>	£ NO
<small>(Must be completed)</small>		<small>(Please tick)</small>	
		PARKING	START TRAVEL
		<input type="checkbox"/>	06:56
		ON SITE	OFF SITE
		08:40	11:32
		FINISH TRAVEL	JOB COMPLETED
		<input type="checkbox"/>	YES NO
		<small>(Please circle)</small>	
2 Description of Works Carried Out			
Please indicate the type of work (tick all that apply) and ensure that you complete the relevant Compliance section and appropriate Certification.			
	ELECT	MECH	GAS WATER AC OTHER
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<small>Please PRINT clearly:</small>			
December PPM's: General lighting Emergency lighting Hot and cold water monthly temps RCD'S and RCBO'S testing Disabled toilet alarm operational LV Distribution - visual checks completed			
2.1 Compliance			
GAS SAFE		YES	NO
FLUE OK:		<input type="checkbox"/>	<input type="checkbox"/>
VENTILATION OK:		<input type="checkbox"/>	<input type="checkbox"/>
GAS RATE OK:		<input type="checkbox"/>	<input type="checkbox"/>
APPLIANCE SAFE:		<input type="checkbox"/>	<input type="checkbox"/>
Certificates/Notices issued (type/ref):			
<input type="text"/>			
NICEIC - Installation details			
Method of fault protection <input type="text"/>			
System of earthing arrangement			
TN-C-S <input type="checkbox"/>			
TN-S <input type="checkbox"/>			
TT <input type="checkbox"/>			
Protective device for the modified circuit			
Type	<input type="text"/>	Rating	<input type="text"/> A
Essential Tests			
Earth continuity satisfactory <input type="checkbox"/>			
Insulation resistance:			
Live - Live	<input type="text"/>	MΩ	
Live - Earth	<input type="text"/>	MΩ	
Earth fault loop impedance	<input type="text"/>	Ω	
Polarity satisfactory <input type="checkbox"/>			
RCD operation (if applicable)			
IΔn		Disconnection Time (ms)	
Device Rating (mA)	<input type="text"/>	X1	X5
<input type="text"/>		<input type="checkbox"/>	<input type="checkbox"/>
Satisfactory test button operation <input type="checkbox"/>			
F-GAS			
System Register completed (tick): <input type="checkbox"/>			
Cylinder Register completed (tick): <input type="checkbox"/>			
Leak Test completed (tick): <input type="checkbox"/>			
OFFICE USE ONLY			
ACTION REQUIRED		Y / N	
MATERIALS ORDERED		Y / N	
QUOTATION NUMBER Q			
DATE			
MANAGER			
3 Purchase Orders, Materials & Further Actions			
none		ACTION REQUIRED BY YES NO	
		OFFICE (Please tick): <input type="checkbox"/> <input checked="" type="checkbox"/>	
		SMALL WORKS QUOTATION FORM NUMBER: <input type="text"/>	
CLIENT		ENGINEER	
SIGNATURE:		SIGNATURE:	
PRINT NAME:		PRINT NAME:	Vytautas Serksnas

Water Temperature Checks

Contract:	<i>Sheffield One</i>	Date:	
Site:	<i>Velocity Tower</i>	Engineer:	

MONTHLY TASKS			ADDITIONAL MONTHLY TASKS		
Sentinel Tap Temperatures - nearest & furthest from heat source or CWST).	Cold ($<20^{\circ}\text{C}$)	Hot ($>50^{\circ}\text{C}$)	CWST Temperatures (should be $<20^{\circ}\text{C}$)	At Ball Valve	Opposite Ball Valve
Location:			CWST 1	<i>10</i>	<i>11</i>
Location:			CWST 2	<i>10</i>	<i>11</i>
Other outlets; 1 per zone or floor. Check different outlets at each visit.	Cold ($<20^{\circ}\text{C}$)	Hot ($>50^{\circ}\text{C}$)	Cold Water Mains Inlet Temperature	<i>10</i>	<i>°C</i>
Location:	<i>Easy access</i>	<i>12</i>	<i>40</i>	<i>57</i>	Notes:
Location:	<i>Staff kitchen</i>	<i>12</i>	<i>59</i>		
Location:	<i>Staff WC</i>	<i>12</i>	<i>58</i>		
Location:	<i>Reception WC</i>	<i>12</i>	<i>57</i>		
Location:	<i>Reception Kitchen</i>	<i>12</i>	<i>10</i> <i>58</i>		
Location:	<i>Bin store bib</i>	<i>12</i>	<i>-</i>		
Location:	<i>Bin store sink</i>	<i>12</i>	<i>59</i>		
Location:					
Showers; de-scale and disinfect	Every 3 Months		ADDITIONAL ANNUAL TASKS (See relevant form for CWST Inspection)		
Location:			Notes:		
Location:					
Location:					
Location:					
Location:					
Calorifiers:	Return $>50^{\circ}\text{C}$	Flow $>60^{\circ}\text{C}$	Notes:		
Calorifier 1 Temperatures:					
Calorifier 2 Temperatures:					

COLD WATER AT EACH OUTLET SHOULD BE LESS THAN 20°C WITHIN 2 MINUTES
HOT WATER AT EACH OUTLET SHOULD BE AT LEAST 50°C WITHIN 1 MINUTE
<i>If TMVs fitted to any outlet, readings to be taken upstream of valve using surface temperature probe</i>
Recommended sign to be used if outlet temperature exceeds 45°C
Weekly flushing of little-used outlets may be required at some locations

Emergency Light Maintenance Record

Emergency Lighting Inspection and Test Certificate
For systems designed to BS 5266-1 and BS EN 50172/BS 5266 B
WARNING: Full duration tests involve discharging the batteries, so the emergency lighting system will not be fully functional until the batteries have had time to recharge. For this reason, all tests should be undertaken at times of minimum risk. Alternatively, suitable temporary arrangements should be made until the batteries have been recharged.

Contract No:	PPM No:	Region: <i>NIE</i>
Site Details: <i>Velocity Tower Sheffield</i>		

Details of System: <small>(Complete location page 2)</small>	Date of first test:
Date the system commissioned: <i>N/A</i>	Duration of system: <i>3</i> Hours
Automatic Test System fitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	


State additions or modifications to the system or the premises since original installation	
Date	Addition or modification

Engineer's Name	Date of Test	Test Type <small>(delete as applicable)</small>	TEST RESULTS	
			PASSED - Sign below -	FAILED - Sign below -
<i>V. Serksnas</i>	<i>21/11/25</i>	<i>Monthly</i>	<i>[Signature]</i>	
<i>V. Serksnas</i>	<i>19/12/25</i>	<i>Monthly</i>	<i>[Signature]</i>	
		Monthly		
		Monthly		
		Monthly		
		Monthly		
		Monthly		
		Monthly		
		Monthly		

*Sign as applicable. ALL Failures MUST be recorded on Page 3

Site / Area / Building Number

4. Specialist documentation (Sub contractor)

Certificate of Analysis for Legionella			
Issued by:			
	HYDRACLEAN LTD UNIT 7 CROMWELL ROAD BREDBURY SK6 2RF TEL: 0161 430 5100		
Date sampled: 24 September 2025			
Client: Evotech (Evolution Technical Services Ltd)			
Site: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR			
Site ID: 1993			
System Reference: Staff Kitchen			
System Location: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR (1993)			
Sample No: 1993/L0012			
Sample Type: Hot			
<i>This is to certify that we have undertaken an examination of environmental water samples for the presence of Legionella organisms.</i>			
<i>A sample of water was taken from the above Client's site and the above System and analysed by an independent UKAS accredited testing authority for the presence of Legionella organisms in accordance with current standards.</i>			
RESULTS			
<u>TEST</u>	<u>TEMPERATURE</u>	<u>PRE / POST FLUSH</u>	<u>RESULT</u>
LEGIONELLA SPP.	57.9	Post	NOT DETECTED
Date Certificate Issued: 10 October 2025			
Issued by: Elizabeth Green			

Certificate of Analysis for Legionella

Issued by:



HYDRACLEAN LTD
UNIT 7
CROMWELL ROAD
BREDBURY
SK6 2RF
TEL: 0161 430 5100

Date sampled: 24 September 2025

Client: Evotech (Evolution Technical Services Ltd)

Site: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR

Site ID: 1993

System Reference: Staff Kitchen

System Location: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR (1993)

Sample No: 1993/L0012

Sample Type: Hot

This is to certify that we have undertaken an examination of environmental water samples for the presence of Legionella organisms.

A sample of water was taken from the above Client's site and the above System and analysed by an independent UKAS accredited testing authority for the presence of Legionella organisms in accordance with current standards.

RESULTS

TEST	TEMPERATURE	PRE / POST FLUSH	RESULT
LEGIONELLA SPP.	57.9	Post	NOT DETECTED

Date Certificate Issued: 10 October 2025

Issued by: Elizabeth Green

Certificate of Analysis for Microbiology

Issued by:



HYDRACLEAN LTD
UNIT 7
CROMWELL ROAD
BREDBURY
SK6 2RF
TEL: 0161 430 5100

Date sampled: 15 December 2025

Client: Evotech (Evolution Technical Services Ltd)

Site: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR

Site ID: 1993

System Reference: Staff Kitchen - Cold

System Location: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR (1993)

Type of Sample: Full Potable

Sample No: 1993/P0014

Temperature	Pre / Post Flush	Dip Slide cfu/ml	TVCC: @22°C (/ml)	TVC & Malt: @30°C	TVC & Pseudomonads: @30°C	TVCC: @37°C (/ml)	Coliforms (/100ml)	E.Coli (/100ml)	Pseudomonas Aeruginosa
11.0	Post		0			0	0	0	

Comments:

Acceptable results TVC @ 22°C - should have no significant increase on last count and be <1000 cfu/ml. TVC @ 37°C - should have no significant increase on last count and be <1000 cfu/ml. E.Coli & Coliform - 0cfu/100ml.

Date Certificate Issued: 29 December 2025

Issued by: Elizabeth Green

Certificate of Analysis for Microbiology

Issued by:



HYDRACLEAN LTD
UNIT 7
CROMWELL ROAD
BREDBURY
SK6 2RF
TEL: 0161 430 5100

Date sampled: 15 December 2025

Client: Evotech (Evolution Technical Services Ltd)

Site: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR

Site ID: 1993

System Reference: Communal Kitchen - Cold

System Location: Velocity Tower, St Mary's Gate, Sheffield, S1 4LR (1993)

Type of Sample: Full Potable

Sample No: 1993/P0013

Temperature	Pre / Post Flush	Dip Slide cfu/ml	TVCC: @22°C (/ml)	TVC & Malt: @30°C	TVC & Pseudomonads: @30°C	TVCC: @37°C (/ml)	Coliforms (/100ml)	E.Coli (/100ml)	Pseudomonas Aeruginosa
12.4	Post		7			9	1	0	

Comments:

Unacceptable coliform reading. If little used outlet please ensure added to flushing regime. Outlet should be flushed and resampled, quotation to follow. TVC @ 22°C - should have no significant increase on last count and be <1000 cfu/ml. TVC @ 37°C - should have no significant increase on last count and be <1000 cfu/ml. E.Coli & Coliform - 0cfu/100ml.

Date Certificate Issued: 29 December 2025

Issued by: Elizabeth Green