

## FOUNTAINS at SINCLAIR ESTATE

Following a recent site visit and discussion with residents on the development, it has been brought to our attention that the decorative fountains on site have been redundant for some time. It has been requested that we put forward a proposal for both returning the fountains to working order and also for maintaining them.

Having spent considerable time getting to grips with the existing set-up, we are confident that the monitoring and maintenance of the fountains is something that we can manage in house. Due to current HSE legislation, the fountains, as they have standing water in them, must be tested for water based bacteria and Legionella twice per annum and drained so that they can be cleaned and disinfected every year. We would require the water based bacteria testing to be carried out by an external contractor bi-annually and we would carry out the cleaning and disinfecting in house. However, it may be sensible to isolate the fountains over the winter period, reducing the frequency of testing required and giving the opportunity for them to be cleaned out annually.

### GENERAL CONDITION OBSERVATIONS

Following our recent site visits, we have ascertained that;

- The wiring of the pumps is incorrect as there is no way of easily isolating each pump safely.
- The supply for the pumps, connected underground is faulty and as a result is tripping the electrical circuit due to moisture penetrating existing connections.
- Pumps cannot currently be connected to establish if they are operational due to the issue of tripping electrical circuits.
- The fountains are currently a potential health risk and need to be cleaned and disinfected.

### FOUNTAIN

Initially, we require each fountain to be cleaned and disinfected, removing all algae and moss from the fountain stonework. From here the water will then be tested for legionella and other associated water based bacteria. This is a contract that will be instigated upon our appointment with tests carried out bi-annually.

### ELECTRICAL CIRCUITS

The existing setup is of poor design, with moisture getting into sockets sub-ground. This trips the electrical circuit and back feeds onto the timeclock. Firstly, the sockets must be removed from sub ground and a moisture resistant connection be put in place. Secondly, there should be a means of both protecting and isolating the supply to the fountains from the internal cupboards which will allow the pumps to be isolated individually for work to be safely carried out. This also protects the time clocks from any back feeding.

## PUMPS

The pumps cannot currently be tested to ensure functionality and as a result it is not possible to establish whether they are working or not. Following the steps carried out above, it is then possible to test the pumps. If they are faulty then they need to be replaced. We propose that going forward this is a part that we also have in-stock should they fail in the future, thus reducing any down time of the fountains in the future.

## COSTS

**All prices below are inclusive of VAT and are based upon estimates of required works. Prices may fluctuate when undertaking work. Cost may reduce if pumps do not need replacing but this cannot be ascertained until we undertake the works.**

REPAIR REQUIRED	COST PER FOUNTAIN	TOTAL COST
Re-Wiring of pumps, sub-ground	£60.00	£300.00
Supply and fit New Pumps*	£80.00*	£400.00*
Supply and fit new isolation unit in electrical cupboard	£80.00	£400.00
Clean and disinfect fountain and re-fill.	£60.00	£300.00
Test fountain for water based bacteria	£75.00	£375.00
<b>TOTAL</b>	<b>£355.00</b>	<b>£1775.00</b>

- If required.

**The ongoing annual maintenance costs are as follows:**

**Twice per annum water testing for bacteria and Legionella £150 each fountain.**

**Function test and annual water exchange £80 each fountain.**

Should you have any questions please do not hesitate to contact me where I will be happy to assist.

Peter Bertaut  
Director  
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