

Water Hygiene Compliance Report

Compliant with ACoP L8 / HSG274 — Monthly & Periodic Monitoring Visit

SITE
Riverside Business Park, Unit 4

VISIT DATE
18 June 2026

ENGINEER
S. Patel

CLIENT
Caledonia Property Management

REPORT REFERENCE
WAT-2026-0618

NEXT VISIT DUE
18 July 2026

7

PASSED

3

FAILED

5

MODULES COVERED

10

TOTAL ASSETS

1 SITE & VISIT DETAILS

SITE ADDRESS Riverside Business Park, Unit 4, Cumbernauld G68 9HQ	SITE CONTACT D. Forsyth, Facilities Manager
ENGINEER S. Patel	ENGINEER CERTIFICATION City & Guilds Legionella Risk Assessment & Control
VISIT DATE 18 June 2026	MODULES COVERED THIS VISIT Temperature, TMV, Calorifier, CWST, Water Sampling

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ASSET REGISTER — ALL MODULES (10 OF 10)

REF	MODULE	ASSET / LOCATION	TYPE	RESULT
TM-014	WAT-001	Outlet — Ground Floor WC, Basin	Sentinel Outlet (Cold)	PASS
TM-027	WAT-001	Outlet — Level 2 Kitchenette, Hot Tap	Sentinel Outlet (Hot)	FAIL
TMV-006	WAT-002	Accessible WC, Ground Floor	TMV3 — Thermostatic Mixing Valve	PASS
TMV-011	WAT-002	Staff Shower Room 2	TMV3 — Thermostatic Mixing Valve	PASS
CAL-002	WAT-005	Main Plant Room, Calorifier 1	Indirect Calorifier, 1,500L	FAIL
CAL-003	WAT-005	Main Plant Room, Calorifier 2	Indirect Calorifier, 1,500L	PASS
CWST-001	WAT-006	Roof Plant Room, Cold Water Storage Tank	GRP Tank, 2,500L, Twin Cell	PASS
CWST-002	WAT-006	Annex Building, Cold Water Storage Tank	GRP Tank, 1,000L, Single Cell	FAIL
WS-009	WAT-008	Outlet — Level 1 Kitchen, Cold Tap (TVC)	Water Sample — TVC @ 22°C / 37°C	PASS
WS-014	WAT-008	Roof Plant Room, CWST Outlet (Legionella)	Water Sample — Legionella spp.	PASS

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INSPECTION DETAIL BY MODULE

WAT-001 Temperature Monitoring			ACoP L8 / HSG274 Part 2	
TM-014 — Outlet — Ground Floor WC, Basin			PASS	
Sentinel Outlet (Cold)				
Cold Water Temperature	16.2 °C	Target: ≤ 20°C	PASS	
Time to Stable Reading	38 sec	Target: ≤ 2 min	PASS	
Outlet accessible for testing			PASS	
Outlet in regular use			PASS	
Thermometer calibration in date			PASS	
Flow satisfactory at outlet			PASS	

Sentinel Outlet (Hot)

Hot Water Temperature	49.8 °C	Target: ≥ 50°C within 1 min	FAIL
Time to Stable Reading	58 sec	Target: ≤ 1 min	PASS

Outlet accessible for testing

PASS

Outlet in regular use

PASS

Thermometer calibration in date

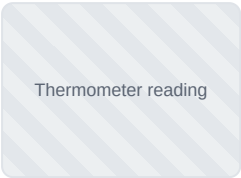
PASS

Flow satisfactory at outlet

PASS

DEFECT OBSERVATION

Hot water failed to reach 50°C within the required 1 minute draw-off, recording 49.8°C at 58 seconds. Marginal shortfall — recommend checking circulation return temperature and pipework insulation local to this outlet. Re-test at next scheduled visit; not considered an immediate risk given the small margin, but trend should be monitored.



Thermometer reading

TMV-006 — Accessible WC, Ground Floor

PASS

TMV3 — Thermostatic Mixing Valve

Mixed Water Outlet Temperature	41.5 °C	Target: 38–44°C	PASS
Cold Water Supply Failure Shut-Off Time	<1 sec	Target: Instant	PASS

Valve accessible and labelled

PASS

Strainers cleaned

PASS

Cold supply isolation (fail-safe) test

PASS

Hot supply isolation (fail-safe) test

PASS

Visible leaks at valve body or unions

PASS

TMV3 — Thermostatic Mixing Valve

Mixed Water Outlet Temperature	42.1 °C	Target: 38–44°C	PASS
Cold Water Supply Failure Shut-Off Time	<1 sec	Target: Instant	PASS
Valve accessible and labelled			PASS
Strainers cleaned			PASS
Cold supply isolation (fail-safe) test			PASS
Hot supply isolation (fail-safe) test			PASS
Visible leaks at valve body or unions			PASS

CAL-002 — Main Plant Room, Calorifier 1

Indirect Calorifier, 1,500L

Flow Temperature	61.4 °C	Target: ≥ 60°C	PASS
Return Temperature	52.7 °C	Target: ≥ 50°C	PASS
Base of Calorifier Temperature	59.8 °C	Target: ≥ 60°C	FAIL
Inspection hatch accessible			PASS
Internal inspection for scale/sediment carried out			PASS
Sacrificial anode condition satisfactory			PASS
Temperature/pressure relief valve operational			PASS
Insulation condition satisfactory			PASS
Drain-down valve operational			PASS

DEFECT OBSERVATION

Base temperature recorded at 59.8°C, marginally below the 60°C target, indicating possible stratification within the vessel. Visual inspection found light sediment accumulation at the base. Recommend de-sludge at next service and re-check base temperature distribution. No evidence of scale build-up on heating coil.

Inspection hatch

Base sediment

CAL-003 — Main Plant Room, Calorifier 2

PASS

Indirect Calorifier, 1,500L

Flow Temperature	62.0 °C	Target: ≥ 60°C	PASS
Return Temperature	54.1 °C	Target: ≥ 50°C	PASS
Base of Calorifier Temperature	60.9 °C	Target: ≥ 60°C	PASS
Inspection hatch accessible			PASS
Internal inspection for scale/sediment carried out			PASS
Sacrificial anode condition satisfactory			PASS
Temperature/pressure relief valve operational			PASS
Insulation condition satisfactory			PASS
Drain-down valve operational			PASS

WAT-006 CWST Inspection

HSG274 Part 2

CWST-001 — Roof Plant Room, Cold Water Storage Tank

PASS

GRP Tank, 2,500L, Twin Cell

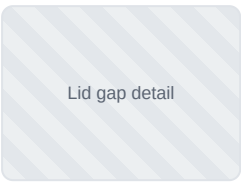
Water Temperature	14.1 °C	Target: ≤ 20°C	PASS
Tank lid intact and close-fitting			PASS
Insect screen on vent/overflow intact			PASS
Internal lining condition satisfactory			PASS
Evidence of sediment, debris or biofilm			PASS
Float valve operating correctly			PASS
Warning/overflow pipework satisfactory			PASS
Tank insulation satisfactory			PASS

GRP Tank, 1,000L, Single Cell

Water Temperature	15.6 °C	Target: ≤ 20°C	PASS
Tank lid intact and close-fitting			FAIL
Insect screen on vent/overflow intact			PASS
Internal lining condition satisfactory			PASS
Evidence of sediment, debris or biofilm			PASS
Float valve operating correctly			PASS
Warning/overflow pipework satisfactory			PASS
Tank insulation satisfactory			PASS

DEFECT OBSERVATION

Tank lid found displaced at one corner, leaving a gap of approximately 30mm. No evidence of contamination or insect ingress at time of inspection, but this is a breach of containment that requires urgent rectification. Lid re-seated and temporarily secured during visit; recommend permanent fixing clips be fitted as soon as possible.



WS-009 — Outlet — Level 1 Kitchen, Cold Tap (TVC)

PASS

Water Sample — TVC @ 22°C / 37°C

Sample Temperature at Collection	15.9 °C	Target: Record only	PASS
Residual Chlorine (if dosed)	N/A	Target: —	PASS
Outlet disinfected before sampling			PASS
Sterile sample bottle used			PASS
Sample labelled correctly			PASS
Chain of custody form completed			PASS
Sample dispatched to UKAS lab within hold time			PASS

OBSERVATION

Sample dispatched to accredited laboratory same day. Results pending — to be appended to compliance record on receipt, typically 5–7 working days.

Water Sample — Legionella spp.

Sample Temperature at Collection

14.1 °C

Target: Record only

PASS

Outlet disinfected before sampling

PASS

Sterile sample bottle used

PASS

Sample labelled correctly

PASS

Chain of custody form completed

PASS

Sample dispatched to UKAS lab within hold time

PASS

OBSERVATION

Routine annual Legionella sample taken from tank outlet as part of scheme review. Sample dispatched to accredited laboratory same day. Results pending.

4 DEFECT REGISTER & RECOMMENDATIONS

REF	MODULE	DEFECT	PRIORITY
TM-027	WAT-001	Hot water failed to reach 50°C within the required 1 minute draw-off, recording 49.8°C at 58 seconds.	HIGH
CAL-002	WAT-005	Base temperature recorded at 59.8°C, marginally below the 60°C target, indicating possible stratification within the vessel.	HIGH
CWST-002	WAT-006	Tank lid found displaced at one corner, leaving a gap of approximately 30mm.	HIGH

5 OVERALL OUTCOME

• Visit Complete — Remedial Actions Identified

3 of 10 assets flagged for remedial action across Temperature, Calorifier and CWST modules. Two water samples dispatched to UKAS-accredited laboratory, results pending. Re-check of flagged items recommended at next scheduled visit.

ENGINEER SIGNATURE

S Patel**Sanjay Patel**
18 June 2026

CLIENT / WITNESS SIGNATURE

D Forsyth**David Forsyth, Facilities Manager**
18 June 2026