



## Is your building ready for the cooling season?



During the winter months, your air conditioning system may be the last thing on your mind, however, this is the perfect time to undertake preventative maintenance and routine servicing.



As soon as the mercury starts rising during the summer months, your HVAC system will need to **be operating at peak performance in order to keep** the building occupants comfortable and satisfied. Cooling systems tend to fail when we need them the most, but this is not just down to bad luck, as systems work their hardest during periods of extreme temperatures.

Longer running times and higher ambient temperatures place more strain on the equipment, therefore, if there is a weak point in the system, the hottest days are when it's most likely to fail.

The good news is, that many of the common issues leading to system breakdowns can be prevented through pre-season, planned preventative maintenance.

Research has shown that 90% of HVAC equipment failures are directly linked to neglect. It's for this reason that many equipment warranties are voided should you fail to have the systems serviced regularly.



During the cooling season, which is typically 22 weeks in the UK, air conditioning equipment including chillers and condenser units, consume lubricants and coolants; moving parts can begin to loosen, and belts can start to become loose and brittle. These types of issues can often be repaired quickly and inexpensively, once identified, however, continued use of the system can compound the damage leading to sudden failures and costly repairs.

All filters in mechanical ventilation systems should be regularly cleaned and replaced when required, including air handling units, fan coils and air conditioning systems. Coils need to be regularly cleaned and controls or BMS operations checked and optimised for performance. Regular maintenance will also help manage air quality in your building.

With the right planned preventative maintenance regime, you can rest assured your HVAC system will be ready for the warm weather and will be operating at peak performance.

*I hope you find this information useful - should you wish to discuss the guidance in greater detail or have any specific operational concerns, please do not hesitate to contact me.*



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