

Case Study: Water system monitoring at the Wellcome Trust



Project overview

The Wellcome Trust in London is a global charitable foundation dedicated to improving health by supporting science, the humanities, education, public engagement and the application of research into medicine. The ten-storey, glass roofed building is located at 215 Euston Rd and is home to 500 staff.

Hevasure's certified partner, Guardian Water Treatment, has provided water system maintenance for the Wellcome Trust since 2016, employed through Optimum Group Services. As part of this work, Hevasure's monitoring system has been installed since February 2017.

Providing real-time, 24/7 monitoring, Hevasure records a range of parameters, including oxygen and pressure levels, giving clients a true picture of the conditions of their water system, allowing issues to be dealt with and identified quickly, preventing costly breakdowns and repairs.



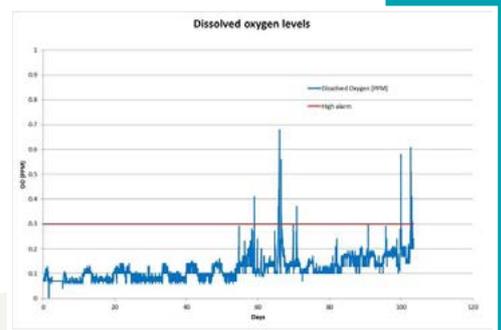
Hevasure data

In addition to variables in base levels caused by planned maintenance, Hevasure identified some unusual pressure and Dissolved Oxygen (DO) spikes. These anomalies led to simple repairs that may have resulted in greater problems and potentially costly work if left unchecked. The fluctuations in pressure, for example, pointed to the need to service the pressurisation unit and expansion vessel.

The Hevasure unit also showed that conductivity in the system was lower than it should be, suggesting that inhibitor levels needed topping up.

After Guardian Water Treatment had completed maintenance works, Hevasure confirmed that the corrective measures had been effective, clearly showing how quickly the system returned to base levels.

Traditional sampling would not have identified these changes in condition.





Preventing big problems

Spotting potential problems early means remedial work can be small scale, with less disruption to the day-to-day running of the system. Continuous monitoring allows building managers to have a complete handle on what's going on, while reducing the need for sampling, which can be inaccurate and long winded – Hevasure's data is instantaneous.

On-going maintenance is fit for purpose and preventative, based on the requirements of an individual system. By keeping track of oxygen levels in particular, the threat of corrosion can be dramatically reduced, stopping breakdowns, an over-reliance on chemicals, and inefficiencies.

As is proved at the Wellcome Trust, by having a proper understanding of the actual condition of a water system at any given point in time, potential issues can be caught before they become real problems, allowing water systems to be managed in a proactive, preventative and ultimately more cost-effective way.

Hevasure's consistent regime of monitoring is suitable for use during the pre-commissioning cleaning phases and beyond.



- Unusual DO and pressure spikes lead to simple, low cost repairs
- Small issues were caught before they became big problems
- Changes in condition were identified that wouldn't have been picked up by sampling
- Hevasure confirmed maintenance had been effective

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