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INTRODUCTION

Order of St John Care Trust Head Office:	Wellingore Hall Wellingore Lincoln LN5 0HU
Name of Care Home:	Eresby Hall
Address of Care Home:	Ancaster Avenue Spilsby Lincolnshire PE23 5HT
Site contact:	Helena Shelton (Manager)
Site telephone number:	01790 752495
Last Risk Assessment carried out by:	Freeston Water Treatment Ltd Julian Abbotts
Date of Risk Assessment:	9th March 2011
Date of previous Review:	N/A
Date of new Review:	9th May 2013
Review carried out by:	Freeston Water Treatment Ltd Pete Smith MWM Society

This Review has been carried out in accordance with ACoP L8 'The control of legionella bacteria in water systems' (Approved Code of Practice and Guidance) and BS 8580 (Water quality – Risk assessments for Legionella Control – Code of Practice).

AGREED POLICES WITH OSJCT

Task	Carried out in Agreement with OSJCT
<p>Showerhead cleaning and descaling (large homes with ensuite rooms and served via a water softener)</p>	<p>En-suite homes six monthly visual inspection of all showerheads (any scaled showerheads are cleaned and descaled).</p> <p>Annually every showerhead is cleaned and descaled.</p> <p>This routine is carried out as showers are supplied by water softeners in larger homes.</p>
<p>Cold water storage tank cleaning & disinfection</p>	<p>Freeston Water Treatment will clean & disinfect all tanks on an annual basis.</p>
<p>Six monthly storage tank inspections</p>	<p>This is carried out only if access is safe to the storage tank without the possible cause of external contamination being created.</p> <p>Nearest cold water down services is taken to determine tank temperature & nearest mains outlet.</p>
<p>Legionella water sampling</p>	<p>Carried out if two consecutive months of low hot or high cold water temperatures are recorded.</p>
<p>Remedial works recommended in risk assessments.</p>	<p>Recommended remedial work has been identified and a programme of work has been scheduled to be carried out by the mechanical engineering contractors.</p>

Task	Carried out in Agreement with OSJCT
Certification i.e. Cold water storage cleaning Sampling certificates Temperature records	Refer to online OSJCT client area on Freeston website. Each county has a unique login and password.
Non Conformance Records	A copy of non-conformities is sent to the Freeston Water Treatment Ltd Southampton office for processing. They are then forwarded to Graham Hipwell, the respective county surveyor and the Freeston Water Treatment technician that undertakes the routine Legionella control visits.

REVIEW COMPLIANCE

The Review was commissioned in order to establish whether the Legionella Risk Assessment previously completed for the Site is still current. Previous recommendations for remedial works are reviewed and the Legionella Management System Records checked for ACoP L8 compliance. General and specific observations on the systems made during the course of the Survey are also recorded and the more general requirements of L8 are also commented on where applicable.

The specific observations made in this Review, together with the most recent Risk Assessment should be read in conjunction with the practices and procedures detailed in the recommendations section and also with ACoP L8.

The Assessment should be reviewed regularly (at least every two years) and whenever there is reason to suspect it is no longer valid. An indication of when to review the Assessment and what needs to be reviewed should be recorded.

This may result from, for example:

Changes to the water system or its use

Changes to the use of the building in which the water system is installed

The availability of new information about risks or control measures

The results of checks indicating that control measures are no longer effective

A case of Legionnaires' disease/Legionellosis is associated with the system

SITE REVIEW

This Review relates to observations made and information supplied from the existing Risk Assessment together with information supplied by others.

LEGIONELLA MANAGEMENT RECORDS

Is there a copy available of the last Risk Assessment carried out on the domestic water systems?	Yes	The original risk assessment was seen at the time of this review filed in the manager's office.
Is there a domestic water systems logbook in place?	Yes	A water systems log book was seen to be in use at the time of this review; this was also filed within the manager's office.
Is the Management Structure, including Duty Holder, Responsible Person and deputies properly recorded?	Yes	The Duty Holder, Responsible person and Deputies have been nominated in writing within the logbook documentation.
Are contact details recorded within the logbook documentation?	Yes	The contact details for the Duty Holder, Responsible person and Deputies was seen written within the logbook documentation.

TRAINING AND COMPETENCE

Are there any records of appropriate Legionella Management Training for Staff?	No	OSJCT propose to undertake suitable training during the current year of the contract (year 3)
Are any staff which carry out Legionella Management related duties considered to be fully competent for the tasks they undertake?	Not Known	Ensure documentary evidence can be produced and verified to show relevant experience.
Are any contractors and their staff which carry out Legionella Management related duties considered to be fully competent for the tasks they carry out?	Yes	Contractors Freeston Water Treatment must make available details of the training and competence of their staff.

MONITORING

Is hot water temperature monitoring being carried out on a monthly basis and results recorded within the logbook documentation?	Yes	Monthly temperature monitoring of the domestic hot water system is being carried out and recorded in the relevant section of the logbook.
Is cold water temperature monitoring being carried out on a monthly basis and results recorded within the logbook documentation?	Yes	Monthly temperature monitoring of the domestic cold water system is being carried out and recorded in the relevant section of the logbook.
Are hot water calorifier flow temperatures being taken and results recorded within the logbook documentation?	Yes	Monthly temperature monitoring of the calorifier flow temperatures is being carried out and recorded in the relevant section of the logbook.
Are hot water calorifier return temperatures being taken and results recorded within the logbook documentation?	Yes	Monthly temperature monitoring of the calorifier return temperatures are being carried out and recorded in the relevant section of the logbook.
Have any non-conforming/out of tolerance results been recorded?	Yes	Continue to monitor and take appropriate corrective actions.
Has action been taken to take corrective action for out of tolerance results?	Yes	Continue to monitor and take appropriate corrective actions
Are monitoring records recorded within the logbook documentation up to date?	Yes	Monitoring was seen to be up to date as of March 2013 at the time of this review.
Is weekly flushing of infrequently used outlets being carried out and recorded within the logbook documentation?	Yes	Weekly flushing is carried out and recorded within the logbook; this was up to date as of 8 th May 2013.

COLD WATER STORAGE

Have cold water storage tanks, where fitted, been inspected, cleaned and disinfected annually?	Yes	Storage tanks are being cleaned and disinfected annually.
Has storage tank cleaning and disinfection certification been filed within the logbook documentation?	No	Cleaning and disinfection certificates were not seen filed within the logbook but should be available to view on the client web site; work reports were seen filed.
Storage tank cleaning and disinfection was last carried out on?		All storage tanks were last cleaned and disinfected in February 2013
Are tank water temperatures being recorded on a six-monthly basis?	Yes	Records were seen within the logbook documentation for six monthly tank inspections being carried out.

SHOWERS

Are showerheads being cleaned and descaled on a quarterly basis or as required?	Yes	There is an agreed policy between OSJCT & Freeston Water Treatment for undertaking shower cleaning; please refer to page 3
Is showerhead cleaning and descaling records up to date?	Yes	There is an agreed policy between OSJCT & Freeston Water Treatment for undertaking shower cleaning. Records can be located within the logbook and/or on the OSJCT client area on the Freeston website; please refer to page 3 <u>Showers within this home are cleaned quarterly this was last carried out in March 2013.</u>

DRAWINGS

Are schematic drawings up to date with any changes made to the domestic water systems?	Yes	Schematic diagrams of the domestic water systems were seen filed within the original risk assessment report at the time of this review.
Are schematic drawings suitable and show all relevant storage and system details?	Yes	Schematic diagrams within the risk assessment show all relevant areas. No changes have been made within the home.

THERMOSTATIC MIXING VALVES

Are TMV's, where fitted, being serviced and maintained?	Yes	There is an agreement between OSJCT & contractors Century Plumbing to service TMV's as per manufacturer's recommendations. <u>I was informed contractors Century Plumbing carry out repairs or replace as and when required</u>
Is documentation available to indicate when TMV's were last serviced / maintained?	No	No TMV servicing records were seen at the time of this review.

SAMPLING

Has any Legionella or Bacteriological water sampling been carried out on the domestic water systems?	Yes	There is an agreed policy between OSJCT & Freeston Water Treatment for collecting water samples; please refer to page 3. Last water sampling carried out was January 2012; no records were seen within the logbook but can be viewed on the client web site.
Have Legionella or Bacteriological water sampling test results if taken been filed within the logbook documentation?	No	Water sampling test results will be filed on the OSJCT client area on the Freeston Water Treatment website. The logbook had no water sampling test results filed within the relevant section.

REMEDIAL WORKS

Has any remedial works identified within previous risk assessments / reviews been carried out?	Yes	Some remedial works highlighted within previous risk assessment and reviews has been carried out or is an ongoing programme; see page 3.
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ANCILLARY EQUIPMENT

Is there any ancillary equipment on site?	Yes	Water softener
Is ancillary equipment being serviced and maintained to the manufacturer's recommendations?	Yes	<p>Servicing of the water softener was last carried out in March 2013. The work report was not seen filed within the logbook documentation.</p> <p>Kitchen water softeners are to be serviced during the current contract year (year 3)</p>

HOT WATER STORAGE

Hot water storage within Eresby Hall is by two hot water calorifiers located within the ground floor boiler room. Both calorifiers have factory fitted insulation fitted beneath the outer metal casings. There is a return system fitted to no.1 calorifier this has a single return / circulating pump fitted. The other unit is a buffer storage vessel the storage temperature of this vessel must be maintained at 60.0°C or more; I would recommend this vessel is monitored for storage temperature and recorded in the logbook.

At the time of the survey the following temperatures were recorded:

Calorifier No.1	Flow	61.2	Satisfactory
	Return	51.1	Satisfactory
Buffer Vessel	Flow	57.0	Not Satisfactory
	Return	N/A	

COLD WATER STORAGE

Domestic cold water storage within Eresby Hall is by seven cold water storage cisterns all located in the roof space above the first floor. The cold water storage cisterns are all of a moulded polyurethane construction. All are fed mains cold water through inlet float valves. There are screened vents integral to the top of all cisterns and insect screens were found on all the overflow pipes. All storage tanks were last cleaned and disinfected in February 2013 no certification was seen within the logbook documentation; the work reports were seen filed.

There were records seen within the logbook documentation for six monthly water storage tank inspections being carried out; this was last carried out in March 2013 I would recommend this be continued.

SELECTED HOT & COLD WATER TEMPERATURES TAKEN AT REVIEW

Domestic water services should operate at temperatures that prevent the proliferation of Legionella. L8 specifies that hot water should be stored at no less than 60°C and distributed at no less than 50°C, obtainable at user outlets within one minute of opening. Cold water should be stored and distributed at no more than 20°C.

The following hot and cold water temperatures were taken at selected outlets as follows:-

Location	Hot °C	Cold °C	Mixed °C	Comments
Water Softener Room	58.3	12.1		Satisfactory
Laundry	52.0	13.4		Satisfactory
Red Wing Ground Floor Toilet	55.2	16.1	38.3	Satisfactory
Red Wing Ground Floor Toilet	55.8	17.5	41.4	Satisfactory
Blue Up Sluice Room	58.7	12.8		Satisfactory
Green Up Sluice Room	57.7	12.9		Satisfactory

RECOMMENDATIONS

Continue monthly temperature monitoring of all domestic sentinel hot and cold water and additional outlets and continue to record in water systems logbook.

Continue weekly flushing of all infrequently used outlets and record in water systems logbook when carried out.

Continue to monitor hot water calorifier flow and return temperatures including the buffer vessel monthly and record.

Continue to ensure that all showerheads and hoses are cleaned inspected at least on a quarterly basis or as OSJCT agreed polices on page 3 record when carried out.

Ensure all TMV's are serviced and maintained as recommended by the manufacturers.

Continue to service and maintain all water softeners.

Continue six monthly water storage tank inspections and record water temperatures.

Training in Legionella Awareness and Responsibilities should be arranged for appropriate staff.

SUMMARY

The home manager informed me she was aware of the Legionella control in place within the home but has not read the risk assessment; she informed me she would read it.

I would recommend that the current Legionella control regimes for this home continue. The risk assessment and water systems logbook were found to be filed in the manager's office; the current logbook was seen to be in a good order and was seen to be up to date as of March 2013; April's site visit has been carried out and the monitoring records for April will be inserted into the logbook at the next site visit.

I would recommend the buffer storage vessel linked with No.1 calorifier be monitored monthly for the storage temperature and recorded in the logbook documentation.