

CONTENTS

INTRODUCTION	Page 2
AGREED POLICES WITH OSJCT	Page 3 - 4
REVIEW COMPLIANCE	Page 5
SITE REVIEW	Page 6 - 14
SELECTED HOT & COLD WATER TEMPERATURES	Page 15
RECOMMENDATIONS PHOTOS & SUMMARY	Page 16 - 18

INTRODUCTION

Order of St John Care Trust Head Office:	Wellingore Hall Wellingore Lincoln LN5 0HU
Name of Care Home:	Southfield House
Address of Care Home:	Woolram Wygate Spalding Lincolnshire PE11 1PS
Site contact:	Carrol Hillier (Manager)
Site telephone number:	01775724612
Last Risk Assessment carried out by:	Freeston Water Treatment Ltd Charles Thompson
Date of Risk Assessment:	20th September 2010
Date of previous Review:	N/A
Date of new Review:	8th 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 and 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 reception 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 reception 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 is 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 2 nd 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?	Yes	Cleaning and disinfection certificates were not seen filed within the logbook but should be available to view on the client web site. The work reports were seen within the logbook.
Storage tank cleaning and disinfection was last carried out on?		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

<p>Are showerheads being cleaned and descaled on a quarterly basis or as required?</p>	<p>Yes</p>	<p>There is an agreed policy between OSJCT & Freeston Water Treatment for undertaking shower cleaning; please refer to page 3.</p>
<p>Is showerhead cleaning and descaling records up to date?</p>	<p>Yes</p>	<p>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></p>

DRAWINGS

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

THERMOSTATIC MIXING VALVES

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

SAMPLING

<p>Has any Legionella or Bacteriological water sampling been carried out on the domestic water systems?</p>	<p>Yes</p>	<p>There is an agreed policy between OSJCT & Freeston Water Treatment for collecting water samples; please refer to page 3. Last water sampling was carried out in February 2012; no records seen for any water sampling being carried out in the logbook documentation but can be seen on the client web site.</p>
<p>Have Legionella or Bacteriological water sampling test results if taken been filed within the logbook documentation?</p>	<p>No</p>	<p>Water sampling test results are being 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.</p>

REMEDIAL WORKS

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

<p>Is there any ancillary equipment on site?</p>	<p>Yes</p>	<p>Water softener</p>
<p>Is ancillary equipment being serviced and maintained to the manufacturer's recommendations?</p>	<p>Yes</p>	<p>Servicing of the water softener was last carried out in February 2013. Work reports were 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 within Southfield House is by two calorifiers located within the boiler room. Both calorifiers have factory fitted insulation fitted beneath the outer casings; both calorifiers have a return system this is fitted with a single return / circulating pump. It is believed one calorifier serves the laundry and kitchen and one serves the home. The hot water calorifiers are being purged to drain on an annual basis; this was last carried out in April 2013 and was seen recorded within the logbook documentation.

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

Left Calorifier	Flow	61.0	Satisfactory
	Return	55.8	Satisfactory
Right Calorifier	Flow	64.6	Satisfactory
	Return	62.5	Satisfactory

COLD WATER STORAGE

Cold water storage within Southfield House is by two cold water storage tanks located within the roof void; both tanks have rock wall foil back sheeting as insulation. Both tanks are fitted with screened vents and insect screens in the overflow pipe work. Both storage tanks were last cleaned and disinfected in February 2013; work reports were seen filed but no certification was seen within the logbook documentation.

There were records seen within the logbook documentation for six monthly water storage tank inspections being carried out; this was last carried out in January 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
Woodland Walk Sluice	62.1	21.3		Not Satisfactory
Laundry	64.2	13.1		Satisfactory
Seaside Sluice Room	53.5	21.5		Not Satisfactory
First Floor Bathroom	56.7	15.9	39.2	Satisfactory
Woodland Walk Room 11	57.5	13.5	41.8	Satisfactory
Seaside Room 22	56.4	18.1	33.4	Satisfactory

Elevated cold water temperatures were recorded at the time of this review; recommend these outlets are flushed if not used on a regular basis.

RECOMMENDATIONS

Remove towel rails from the domestic hot water system in the first floor bathroom areas as these create deadleg areas. (See photos below).

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 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.

Towel rails

Towel rail connected to the domestic hot water system acts as deadleg area; recommend removed as soon as possible.



Towel rail connected to the domestic hot water system acts as deadleg area; the supply serves the towel rail on the other side of the wall as well; I would recommend removal as soon as possible.



SUMMARY

The manager was not on site at the time of this review but I was informed she was aware of the Legionella control within the home but she had not seen and read the original risk assessment.

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 reception 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.

As mentioned above towel rails were seen connected to the domestic hot water system in the first floor bathroom areas; these will act as deadleg areas and should therefore be removed as soon as possible.