

CONTENTS

INTRODUCTION	Page 2
AGREED POLICES WITH OSJCT	Page 3 - 4
REVIEW COMPLIANCE	Page 5
SITE REVIEW	Page 6 - 13
SELECTED HOT & COLD WATER TEMPERATURES	Page 14
RECOMMENDATIONS & SUMMARY	Page 15 - 16

INTRODUCTION

Order of St John Care Trust Head Office:	Wellingore Hall Wellingore Lincoln LN5 0HU
Name of Care Home:	Bohanam House and the Gloucestershire County Office
Address of Care Home:	2 Barnwood Road Gloucester Gloucestershire GL2 0RX
Site contact:	Nicola Grainger
Site telephone number:	01242 672028
Last Risk Assessment carried out by:	Freeston Water Treatment Ltd Chris Wilson MWM Society
Date of Risk Assessment:	25th January 2011
Date of previous Review:	N/A
Date of new Review:	8th February 2013
Review carried out by:	Freeston Water Treatment Ltd Chris Wilson 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 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 were 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 hot water calorifier storage 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 hot water 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 January 2013 on the web site at the time of this review.
Is weekly flushing of infrequently used outlets being carried out and recorded within the logbook documentation?	Yes	All infrequently used outlets are flushed through on a weekly basis and recorded within the logbook documentation when carried out.

COLD WATER STORAGE

Have cold water storage tanks, where fitted, been inspected, cleaned and disinfected annually?	Yes	Storage tank is being cleaned and disinfected annually.
Has storage tank cleaning and disinfection certification been filed within the logbook documentation?	Yes	Cleaning and disinfection certificates were seen filed within the logbook for 2012. 2012 certificates were also available to view on web site.
Storage tank cleaning and disinfection was last carried out on?		Storage tanks were last cleaned and disinfected in March 2012.
Are tank water temperatures being recorded on a six-monthly basis?	No	No records were seen within the logbook documentation since August 2011.

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. This was last carried out in January 2013.

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 to be filed within the 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.

THERMOSTATIC MIXING VALVES

Are TMV's, where fitted, being serviced and maintained?	Yes	There is an agreement between OSJCT & the Mechanical Engineer Contractor SpaGas to service TMV's as per manufacturer's recommendations.
Is documentation available to indicate when TMV's were last serviced / maintained?	No	No TMV servicing records could be found.

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 samples were taken in January 2012.
Have Legionella or Bacteriological water sampling test results if taken been filed within the logbook documentation?	No	Water sampling test results are being filed within the relevant section of the water systems logbook or on the OSJCT client area on the Freeston Water Treatment website. No results could be found within the logbook.

REMEDIAL WORKS

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

ANCILLARY EQUIPMENT

Is there any ancillary equipment on site?	Yes	Main Kitchen - Water softener
Is ancillary equipment being serviced and maintained to the manufacturer's recommendations?	Yes	I was informed that this was serviced in October 2012. No records were seen within the logbook.

HOT WATER STORAGE

Hot water storage within Bohanam House and the Gloucestershire County Office is by two identical hot water calorifiers located within the Boiler Room. The calorifiers are manufactured by Lochinvar and are of a steel construction, have fibre insulation under the factory fitted metal casings and are gas fired. The calorifiers are fed boosted cold water from the two cold water storage cisterns in the roof space via a two pump booster set within the Boiler Room.

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

Calorifier No.1	Calorifier Flow	61.4°C	Satisfactory
	Calorifier Return	58.2°C	Satisfactory
Calorifier No.2	Calorifier Flow	77.1°C	Satisfactory
	Calorifier Return	58.2°C	Satisfactory

COLD WATER STORAGE

Domestic cold water storage within Bohanam House is by two cold water storage cisterns located within the Roof Space. There is no cold water storage within the Gloucestershire County Office. It should be ensured that the outlet valves are in the fully open position on both cisterns so that water is not drawn from one cistern more than the other. I was unable to ascertain which outlets (other than the calorifiers) the cisterns supply and I would recommend that this be investigated further.

The inside of tank no. 1 showed a light amount of sediment on the base and a medium amount of biofilm on the sides.

The inside of tank no. 2 showed a light amount of sediment on the base and a light amount of biofilm on the sides.

Both tanks were last cleaned and disinfected in March 2012 and I would recommend that this is carried out again within the near future.

The water temperature in the tanks at the time of the survey were:-

Tank No. 1	7.9°C	Satisfactory
Tank No. 2	7.1°C	Satisfactory

ACoP L8 recommends that water is stored at a maximum of 20°C

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
Wing A/B Toilet opposite Room 10	51.4	9.0	46.2	Not Satisfactory
Wing C/D Toilet	52.5	9.5	40.0	Satisfactory
Wing E/F Bathroom	60.1	8.9	44.3	Not Satisfactory
Main Kitchen	61.1	8.9	NA	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 monthly and record.

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

Adjust TMV's where needed to ensure that the blended water temperature at the hot outlet is between 39°C and 43°C.

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

Clean and disinfect the domestic cold water storage tanks within the near future.

Investigate to ascertain which rooms are supplied by the domestic cold water storage tanks or mains cold water.

SUMMARY

At the time of this review the Home Manager was available but had not read the Risk Assessment, she was not the Manager at the time the Risk Assessment was published.

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 January 2013.