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INTRODUCTION

Order of St John Care Trust Head Office:	Wellingore Hall Wellingore Lincoln LN5 0HU
Name of Care Home:	Townsend House
Address of Care Home:	Court Farm Lane Mitcheldean Gloucestershire GL17 0BD
Site contact:	Dorothy Jayne
Site telephone number:	01594 542611
Last Risk Assessment carried out by:	Freeston Water Treatment Ltd Charles Thompson
Date of Risk Assessment:	18th January 2011
Date of previous Review:	N/A
Date of new Review:	22nd March 2013
Review carried out by:	Freeston Water Treatment Ltd Chris Wilson MWM Soc

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 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 admin 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 admin 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

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

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 February 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 at least 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 2013. 2013 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 January 2013.
Are tank water temperatures being recorded on a six-monthly basis?	No	No records were seen within the logbook documentation.

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 March 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 June 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 from 2012 / 2013 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.
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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	The water softener was installed less than a year ago and does not yet need servicing.

HOT WATER STORAGE

Domestic hot water within Townsend House distributes from two calorifiers located within the boiler room. The calorifiers are fed cold water from the two storage cisterns located within the roof space via a booster pump set located within the boiler room. The calorifiers supply all the hot water on site.

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

Calorifier No.1	Calorifier Flow	56.3°C	Not Satisfactory
	Calorifier Return	46.4°C	Not Satisfactory
Calorifier No.2	Calorifier Flow	55.1°C	Not Satisfactory
	Calorifier Return	56.4°C	Not Satisfactory

ACoP L8 recommends that where other treatment and control regimes are not in place hot water should be stored at no less than 60°C at all times and the return hot water should be no less than 50°C at all times.

I would recommend adjustment of both calorifiers as soon as is practicable to achieve these temperatures.

COLD WATER STORAGE

Domestic cold water storage within Townsend House is by two cold storage cisterns located within the roof space. The cisterns are supplied mains cold water through inlet float valves and supplies the calorifiers and presumed all WC's.

The tanks have been cleaned and disinfected within the last six months (January 2013) and were therefore not inspected at the time of this Review survey as agreed with The Orders Of St John's Care Trust.

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
First Floor Toilet near the lift	52.0	7.5	39.5	Satisfactory
First Floor Room 35	50.0	7.7	40.7	Satisfactory
Ground Floor Toilet near the lift	52.5	7.2	40.6	Satisfactory
Ground Floor Toilet 51	45.7	12.5	43.0	Not 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.

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

Ensure that the water softener is serviced and maintained to the manufacturer's recommendations.

Adjust both calorifiers as soon as is practicable to achieve a minimum flow temperature of 60°C at all times and a minimum return temperature of 50°C at all times.

SUMMARY

At the time of this review the Home Manager was not available.

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 admin office; the current logbook was seen to be in a good order and was seen to be up to date as of February 2013.

Adjust both calorifiers as soon as is practicable to achieve a minimum flow temperature of 60°C at all times and a minimum return temperature of 50°C at all times.