

## Wyndham Court Parking Services Review Report 18<sup>th</sup> June 2014

This Legionella review survey was carried out on the 18<sup>th</sup> June 2014; there was seen to be a water systems logbook in place for the buildings water systems; the logbook appears to have pages missing which include the index, written scheme, and audit record sheet; there are also no sections within the logbook to separate record sheets. The logbook was seen to be up to date as of June 2014; there were no records of any logbook audits being carried out. There is no written record of the responsible person and deputies for this building; this should be completed; the risk assessment was seen filed within the logbook documentation.

There appears to have been no changes to the water system within this building; the deadleg pipe work highlighted in the original risk assessment behind the wall cavity in the gent's toilet is still in place; monthly temperature monitoring is now being carried out within this building.

There is a single cold water storage tank located within the first floor plant room area; the storage tank is of plastic construction. The water storage tank is fitted with a poly fibre jacket for insulation; again the water storage tank temperature was found to be elevated at the time of this review. The inlet and outlet are not opposed therefore there is still no cross flow of water through the tank; the storage tank is fitted with a lid. Internal inspection proved the tank to be in a good clean condition; no records were seen to indicate when this tank was last cleaned and disinfected. The open vent pipe is still returning to the tank; I would again recommend this is re-routed to a drain or tundish.

It was recommended in the original risk assessment that consideration be give into the removal of this water storage tank. The storage tank is located at height above the hot water calorifier and in close proximity to the LTHW system combination boiler; the ambient air temperature within this plant room is still very warm thus creating elevated water temperatures. As this storage tank only serves the hot water calorifier beneath it local water heaters could be installed supplied directly from the mains water service; this would remove the risk of stored water in the storage tank and calorifier.

The temperature of the stored water at the time of this review was:

**Water Storage Tank                    22.2°C This is Not Satisfactory**

Cold water should be stored and distributed at 20.0c or less.

Hot water storage within the building is by one immersion type hot water calorifier located within the first floor plant room. The calorifier is heated by the LTHW system and also has a single electric element located on the top of the vessel; there is no return system fitted. The calorifier has factory fitted foam for insulation this appeared to be in a good order. Records seen at the time of this review indicate that the hot water storage temperature is normally satisfactory.

Hot water storage temperature at the time of this review was:

**Hot Water Calorifier Storage                      60.0°C This is Satisfactory**

**ACoP L8 recommends hot water should be stored at no less than 60.0°C. Hot water should achieve 50.0°C at the outlet within one minute.**

Again I would recommend consideration be given into the removal of this calorifier and install local water heaters within the toilet and kitchen areas to reduce the amount of stored water.

There was still seen to be deadleg pipe work within the Parking Services building that were highlighted in the original risk assessment these were noticed in the following areas:

- The wall cavity behind the ground floor gent's toilet has deadleg pipe work on the cold mains still in place.
- The heating system quick fill acts as deadleg pipe work in the first floor boiler room area.

TMV tap where fitted in the disabled toilet area should be serviced and maintained to manufacturer's recommendations.

It should be ensured that all water outlets within the Parking Services building all get regular use and if not should be put on a weekly flushing regime.

Ensure all tap outlets are kept clean and free from scale build up to maintain a good flow of water through the systems.

Inline filters for water coolers must be changed as recommended by the manufacturers as ideal areas for bacteria proliferation.

Air conditioning units must be serviced and maintained as part of a maintenance regime; all condense trays and traps where fitted should be cleaned and disinfected as part of this regime.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Wyndham Court Parking Services</b>		Ensure the responsible person and deputy are nominated in writing along with all contact details; replace missing index, written scheme, audit sheets and separate sections within the logbook documentation.	<b>5</b>
		Remove all deadleg pipe work.	<b>5</b>
		Create air flow within the first floor plant room area as elevated cold water temperatures recorded within the water storage tank.	<b>5</b>
		Continue with monthly monitoring.	<b>3</b>
		Clean and disinfect cold water storage tank annually if required.	<b>3</b>
		Flush any infrequently used outlets weekly and record when carried out.	<b>3</b>
		Ensure all tap outlets are kept clean and free from scale build up to maintain a good flow of water through the systems.	<b>3</b>
		Consider removal of cold water storage tank and calorifier and install local water heaters supplied directly from the mains water service to reduce risk if stored water.	<b>3</b>
		Maintain and service TMV taps (Blender Valves) as per manufacturer's recommendations.	<b>3</b>
		Audit logbook at least on an annual basis and record when carried out.	<b>3</b>

1 = Insignificant risk.

2 = Controlled risk.

3 = Risk is controlled, but deteriorating conditions could increase risk.

4 = Potential hazards identified, but uncertain about risk.

5 = Risk Uncontrolled.