

Bitterne Manor Primary School Review Report 23rd January 2015

This Legionella review survey was carried out on the 23rd January 2015; there was seen to be a water systems logbook in place for the schools water systems; this was seen filed in the reception office and was seen to be in a good order. The responsible person and deputy's names for this school were seen nominated in writing and recorded within section 2 of the logbook documentation. The logbook does not appear to have been audited; I would recommend the logbook be audited at least on an annual basis. The monitoring records were seen to be up to date as of November 2014, although temperature monitoring was carried out in December 2014 and the record will be filed within the logbook on the January 2015 visit.

I was informed that weekly flushing is being carried out within the school; this was seen recorded within the site managers book but this should be filed within the water logbook documentation. The showerheads are not being cleaned and disinfected on a quarterly basis; this was last carried out in May 2014 and was seen recorded in the logbook documentation. The risk assessment review report carried out in 2010 was seen filed within section nine of the logbook documentation.

There has been remedial works carried out on the recommendations made from the 2010 risk assessment review; some of the dead leg pipe work has now been removed but some remain.

There is no longer any cold water storage on site as all three domestic cold water storage tanks have now been removed and the outlets that they supplied have been converted to the mains cold water supply.

There are many water outlets within this school; it should be ensured that they all get regular use and if not should be put on a weekly flushing regime. I was informed that flushing of water outlets is being carried out during long school holidays and shut down periods.

The electric local water heater within the Year 5/6 Boys Toilets is faulty and should be repaired or replaced. This should be carried out as soon as is practicable.

The TMV that supplies the Pre-School Toilets is faulty and should be repaired or replaced. This should be carried out as soon as is practicable.

Dead leg pipe work is an ideal area for bacteria proliferation and should be removed or flushed without creating an aerosol at least on a weekly basis and recorded within the logbook when carried out. This should commence as soon as is practicable

Dead leg pipework was seen in the following areas at the time of this review:-

- Boiler Room - There is a swan neck type dead leg pipe on the calorifier.
- Above Year 1 Junior Girls Toilets - There is a dead leg pipe at low level.
- Junior Boys Toilets - There are five possible type dead leg pipes on the ceiling.
- Resource Room. There are two dead leg pipes at low level that run from the Female Staff Toilet.

Ensure all taps are cleaned and descaled on a regular basis to help maintain a good flow of water through the outlets and system.

TMVs are fitted within the school building; no records were seen at the time of this review for servicing of TMVs I would recommend this is carried out as recommended by the manufacturers.

Clean inline strainers (e.g on the incoming mains cold water pipe and calorifier pipework) / filters on a regular basis or as recommended by the manufacturers.

		Remedial / Recommendations	Priority
Bitterne Manor Primary School		Continue to carry out monthly temperature monitoring and record in logbook.	3
		Clean and disinfect showerheads quarterly and record.	4
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	3
		Clean any inline strainers on a regular basis or as part of a maintenance schedule.	3
		Maintain and service TMVs (blender valves) as recommended by the manufacturers.	3
		Repair or replace the faulty electric local water heater within the Year 5/6 Boys Toilets. This should be carried out as soon as is practicable.	5
		Repair or replace the faulty TMV that supplies the Pre-School Toilets. This should be carried out as soon as is practicable.	5
		Audit logbook at least on an annual basis and record when carried out.	3
		Ensure all records (e.g flushing) are filed within the logbook	4
		Remove all dead legs or put on a weekly flushing regime (without creating an aerosol) and record within the logbook when carried out. This should commence as soon as is practicable.	5

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.