

Highfield C of E Primary School Review Report 27th January 2015

This Legionella review survey was carried out on the 27th January 2015; there was seen to be a water systems logbook in place for the schools water systems; this was seen filed in the staff room area in the main school. The logbook was seen to be in a good order; the responsible persons and deputies names for this school have been nominated in writing within section 2 of the logbook documentation. The logbook was seen to have been last audited in February 2013; I would recommend this is carried out at least on an annual basis. The monitoring records were seen to be up to date as of January 2015; Church Lane monitoring records are also being recorded in the main school logbook. No flushing records were seen at the time of this review in the logbook documentation. The original risk assessment was not seen filed within the logbook documentation at the time of this review; I would recommend this be located.

There appears to have been some remedial works carried out at the Church Lane part of the school since the last review; there has been two new classrooms installed and refurbishment has been carried out in the boy's toilet area. The deadleg pipe work highlighted in the previous review has been removed or cut back to the nearest live point.

The shower within the disabled toilet in the main school is infrequently used; it is now being flushed at least on a weekly basis and recorded when carried out. The showerhead is being cleaned and disinfected on a quarterly basis this was last carried out in January 2015.

Hot water within the main school is by two Andrews water heaters that are gas fired and heat the water on demand; therefore there is no stored water. Both water heaters are served directly from the mains water service. There is a return system fitted within this school this is fitted with two return pumps in the boiler room; both were seen to be running at the time of this review. If only one pump runs then they should be switched over on a weekly basis.

There still appears to be no temperature monitoring of the hot water return system within the main school; as there is a return system fitted it should therefore be monitored and recorded to ensure that the return system maintains 50.0c or more at all times. At the time of this review the return was at 48.0c which is not satisfactory; I would recommend that the return temperature be monitored monthly and recorded even though there is no storage.

The hot water heaters were seen to be set to 50.0c at the time of this review; temperatures within some areas did not achieve 50.0c at the outlet of to the TMV therefore the two water heaters were raised to 60.0c by the site manager.

At the time of the review the hot water flow and return temperatures were:

Water Heater Flow 50.0°C This is Satisfactory.

Water Heater Return 48.0°C This is Not Satisfactory.

Hot water return should be maintained at 50.0°C or more at all times.

There are also local water heaters sited within the classroom areas these are supplied directly from the mains water services; it is recommended in the ACoP L8 and HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c.

Church lane has a Fortic type calorifier located in a cupboard space in the first floor toilet; at the time of this review the calorifier was found to be switched off; again there appears to be no records for the monitoring of the storage temperature of this calorifier; I would again recommend the storage temperature be recorded on a monthly basis within the logbook documentation; there is no return system fitted on this calorifier.

The calorifier is fitted with a cold water header tank; I would recommend that the header tank be cleaned and disinfected on an annual basis if required; no records were seen to indicate this is being carried out. There are also local water heaters sited within the classroom areas these are supplied directly from the mains water services; there was no access to these water heaters due to them being located behind screwed panels. It is recommended in the ACoP L8 and HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c.

At the time of the review the calorifier hot water flow temperature was:

Calorifier Flow **Switched off.**

Hot water storage should be maintained at 60.0c or more; I would recommend adjustment to achieve this if required when switched on.

Many areas are fitted with TMVs in both school buildings these should be serviced and maintained to manufacturer's recommendations. No records were seen at the time of this review to indicate that TMV servicing and maintenance is being carried out.

There are inline strainers fitted prior to some TMVs these should be cleaned as part of the servicing as these are ideal areas for bacteria proliferation.

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

Ensure all tap outlets within both schools remain clean and free from scale build up to maintain a good flow of water through the systems.

Ensure domestic water long pipe runs within Church Lane are insulated to help prevent heat gain / loss.

		Remedial / Recommendations	Priority
Highfield C of E Primary School		<u>Ensure the Church Lane first floor calorifier when switched on stores hot water at 60.0c; record storage temperature in the logbook documentation on a monthly basis.</u>	5
		Ensure the main school water heaters maintain at least 50.0c in the hot water flow and return system; <u>the return temperature should be monitored and recorded on a monthly basis in the logbook documentation.</u>	5
		Continue to flush shower weekly if not used; consider removal.	3
		Continue to clean and disinfect showerhead on a quarterly basis or as required.	3
		Clean inline strainers fitted prior to TMVs on a regular basis.	3
		Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	3
		Clean and disinfect Church Lane fortic calorifier cold water header tank on an annual basis if required.	3
		Ensure domestic water long pipe runs within Church Lane are insulated to help prevent heat gain / loss.	3
		Maintain and service TMVs (blender valves) as per manufacturer's recommendations.	3
		Audit logbook at least on an annual basis; consider archiving old log sheets which are filed in the logbook documentation.	3

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.