

Moorlands Community Centre Review Report 16th February 2015

This Legionella review survey was carried out on the 16th February 2015; there was seen to be a water systems logbook in place for the centres water systems; this was seen filed within the metal cabinet located within the kitchen area. The logbook was seen to be in a fair order; the responsible persons and deputies names for this community centre have still not been nominated in writing within section 2 of the logbook documentation; I would again recommend this is completed. The logbook does not appear to have been audited since September 2010; I would again recommend this be carried out at least on an annual basis; the monitoring records were seen to be up to date as of February 2015. The original risk assessment for the community centre was not see filed in the logbook documentation at the time of this review; I would recommend this be located. The only flushing records seen were for the faulty water heater located within the gent's toilet; this is being flushed monthly when monitoring is carried out; I recommend this be flushed weekly.

It was seen at the time of this review that both local water heaters located within the ladies and gent's toilet areas are still faulty; this was reported in the last review carried out in 2013. The ladies water heater is still isolated thus creating a small deadleg; I was informed that both of these water heaters are due to be replaced during this week's half term holiday. All pipe work within the centre appeared to be copper; it was recommended in the last review that the domestic water pipe work be insulated to help prevent heat gain / loss; this has not been carried out.

Hot water within the community centre is by one Worcester type combination boiler located within the kitchen area; this boiler serves the kitchen and disabled toilet areas only. Records seen within the logbook documentation at the time of this review indicate that the combination boiler is achieving 50.0c or more at the outlets or to the accessible toilet TMV tap; this is satisfactory.

The kitchen outlet and the temperature to the accessible toilet TMV tap achieved 50.0c; this is satisfactory.

It should be ensured that when the two water heaters within the two toilet areas are replaced that they conform to the ACoP L8.

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

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

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

The TMV (Blended Tap) within the accessible toilet should be serviced and maintained to the manufacturers recommendations.

		Remedial / Recommendations	Priority
Moorlands Community Centre		Responsible persons and deputies should be nominated in writing and recorded within the logbook documentation along with contact details. Locate original risk assessment and file in logbook documentation.	5
		Repair or replace both local water heaters within the ladies and gents toilet areas at the earliest opportunity.	3
		Flush all infrequently used outlets weekly and record when carried out; this includes local water heaters.	3
		Insulate domestic water pipe work to help prevent heat gain.	3
		Maintain and service TMV tap in the accessible toilet as recommended by the manufacturer.	3
		Ensure all tap outlets are kept clean and free from scale build up to maintain a good flow of water through the system.	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.