

St Patricks Primary School Review Report 6th January 2015

This Legionella review survey was carried out on the 6th January 2015; there was seen to be a water systems logbook in place for the schools water systems; the logbook is filed in the main reception area. The logbook was seen to be in a fair order but the front cover is being held together with tape; the responsible person and deputy's names for this school were seen nominated in writing within section 2 of the logbook documentation. The logbook was seen to have been last audited in May 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 December 2014.

Flushing records for the infrequently used shower were seen at the time of this review in the front of the logbook documentation; the shower is being flushed weekly by the cleaners but this is not being recorded. Records seen at the time of this review indicate the shower flushing is being carried out by the site manager on a roughly monthly basis; if the shower is flushed weekly then this should be recorded.

The showerhead within the disabled toilet is being cleaned and disinfected at least on a quarterly basis; this was recorded at last being carried out in October 2014.

There have been some refurbishments in the school since the last review carried out in toilet areas; these have had wash basins and TMVs removed. The main kitchen has had a sink removed; this has left deadleg pipe work where it has not been cut back to the nearest live point; I would recommend this deadleg pipe work be removed.

Hot water storage within St Patricks Primary School is by one Andrews hot water calorifier located within the plant room. The calorifier is gas fired; insulation is factory fitted located beneath the outer metal casings. The hot water calorifier has a return system; this is fitted with a single circulating / return pump located to the side of the hot water calorifier; the old trace heating wiring has now been disconnected. The calorifier is fitted with a drain valve I would recommend this be purged to drain at least on an annual basis. There are no temperature gauges fitted on the flow and return pipe work. Distribution and return pipe work within the plant room is well insulated.

At the time of this review the hot water calorifier storage and return temperatures were found to be satisfactory; records within the logbook documentation indicate that the flow and return temperatures are also normally satisfactory.

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

Calorifier Flow 60.5°C This is Satisfactory.

Calorifier Return 55.0°C This is Satisfactory.

There are also local water heaters fitted within some areas of the school; 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

There was seen to be deadleg pipe work within St Patricks Primary School this was seen in the following area:

- The hot and cold water pipe work has been capped off in the main kitchen area where a sink has been removed; I would recommend removal. See drawing No.10.

Many outlets within the school are fitted with TMVs (blender valves) these should be serviced and maintained to manufacturer's recommendations; no records were seen at the time of this review to indicate this is being carried out.

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. Flushing of water outlets should be carried out during long school holidays and shut down periods.

The shower within the disabled toilet is being flushed on a weekly basis; it should be ensured this is recorded within the logbook documentation when carried out.

		Remedial / Recommendations	Priority
St Patricks Primary School		Remove deadleg pipe work.	5
		Continue to clean and disinfect showerhead and hose on a quarterly basis or as required.	3
		If the shower is not required I would recommend removal along with all associated pipe work; if required flush shower on a weekly basis and record in logbook documentation.	3
		Continue to carry out monthly temperature monitoring and record in logbook.	3
		Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	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.