

Sure Start Weston Review Report 14th May 2015

This Legionella review survey was carried out on the 14th May 2015 there was seen to be a water systems logbook in place for the buildings water systems; the logbook has been upgraded since the last review as recommended; the logbook was seen filed within the metal cabinet within the boiler room. The logbook was seen to be in a good order; the responsible persons and deputies names were seen nominated and recorded within section 2 of the logbook documentation; the original risk assessment for this centre was not seen filed within the logbook documentation; I would recommend this be located and filed within the logbook.

The logbook was seen to have been last audited in January 2015; the monitoring records were seen to be up to date as of May 2015. No flushing records were seen recorded within the logbook documentation at the time of this review.

There has been some remedial works carried out since the last review in 2013; the deadleg pipe work highlighted has now been removed; the electric shower in the crèche area has also been removed as this was very infrequently used. TMVs fitted within the sure start centre are being serviced and adjusted on a six monthly basis; this was seen recorded in section 12 of the logbook documentation and was last carried out in December 2014.

The cold water tap above the butler sink within the community room was not working at the time of this review and should be investigated as this is creating deadleg pipe work.

Hot water storage within the sure start centre is by one Ariston type calorifier located within the boiler room. The calorifier is heated by the LTHW system and also has a single electric element as back up; insulation is factory fitted located beneath the outer metal casing. The calorifier is fitted with a return system; this has a single return / circulating pump fitted; this appeared to be working correctly and had a good return temperature. The calorifier is supplied directly from the mains water service via a pressure reducer; distribution pipe work within the boiler room was seen to be well insulated.

The records seen within the logbook documentation at the time of this review indicate that the calorifier flow and return temperatures are normally satisfactory.

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

Calorifier Flow 62.0°C This is Satisfactory.

Calorifier Return 58.0°C This is Satisfactory.

Hot water should be stored at 60.0°C or more and the return maintained at 50.0c or more at all times.

There were still seen to be some deadleg areas within Sure Start Weston building these were noticed in the following areas:

- The cold tap above the butler sink in the community room is not working creating deadleg pipe work; this should be investigated. See drawing No.1.

All TMVs should continue to be serviced and maintained to manufacturer's recommendations and recorded when carried out.

Infrequently used outlets should be flushed at least on a weekly basis and recorded when carried out.

Clean and descale all tap outlets on a regular basis to help maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
Sure Start Weston		Investigate cold water tap in community room as not working and creating deadleg pipe work.	5
		Locate original risk assessment for the centre and file a copy in the logbook documentation.	5
		Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and holiday periods.	3
		Clean and descale all tap outlets on a regular basis to maintain a good flow of water through systems and prevent aerosol creation.	3
		Continue to maintain and service TMVs 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.