Swaythling Community Centre
Review Report 4th February 2015

This Legionella review survey was carried out on the 4th February 2015; there was seen to be a water systems logbook in place for the community centre water systems; this was filed within the metal cabinet in the ground floor office area. The logbook was seen to be in a fair order; the responsible person and deputies have still not been nominated and recorded in writing within section 2 of the logbook documentation; I would again recommend this be carried out. The logbook was seen to have been last audited in April 2013; I would recommend this be carried out at least on an annual basis. The monitoring records were seen to be up to date as of January 2015. No flushing records were seen at the time of this review to indicate any flushing of the infrequently used outlets are being flushed; the original risk assessment was seen filed within section 10 of the logbook.

There has again been no remedial works carried out within the community centre since the last review in 2013; deadleg pipe work and possible deadleg pipe work was still seen to be in place. The domestic water pipe work was still seen to be running with or above heating pipe work within the ladies and gents toilets on the ground floor. The domestic water pipe work is also boxed in; at the time of this review the cold water outlet temperature was 30.0c in the ground floor ladies toilet which is not satisfactory; I would again recommend the domestic water pipe work be re-routed or at least insulated to help prevent elevated water temperatures.

The water flow at the outlets within the ground floor ladies toilet and first floor ladies and gents toilets is still very poor; I would again recommend investigation be carried out to improve water flow. The hot water did not achieve 50.0c at the outlets or to the TMV within one minute in the first floor toilet areas; the ladies toilet had no hot water as it appears the TMV could be passing and requires investigation.

There is a cold water storage tank located above the first floor toilet area; the tank is of GRP construction and has integral insulation fitted. The inlet and outlet are opposed therefore there is a good cross flow of water through the tank; the storage tank has a screened vent and overflow pipe work fitted. Upon internal inspection of the water tank it proved to be in a good order with slight sediment on the base of the tank. This water storage tank was last cleaned and disinfected in November 2014; I would recommend this be continued annually if required.

The cold water storage tank has an open vent pipe work still returning to it; I would again recommend the vent pipe work be re-routed to a drain or tundish.

The storage temperature of the water at the time of this review was;

Water Storage Tank **12.9ºC This is Satisfactory.**

Hot water within the community centre is by one horizontal design calorifier heated by the LTHW system. The calorifier has factory fitted insulation located beneath the outer metal casing. The calorifier system is fitted with a single circulating / return pump; and is supplied from the cold water storage tank. Some of the calorifier distribution pipe work was seen to be missing within the boiler room area; I would recommend this be insulated to help prevent heat loss; the calorifier is fitted with a drain I would recommend this be purged at least on an annual basis.

Records indicated that January 2015 monitoring that the calorifier had no stored hot water; this has been rectified and at the time of this review is now storing hot water at a good temperature.

Hot water storage and return temperatures at the time of this review were:

Calorifier Storage	**60.0ºC This is Satisfactory**
Calorifier Return	**55.0ºC This is Satisfactory**

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

There was still seen to be a deadleg pipe work within Swaythling Community Centre this was noticed in the following areas:

- There was still seen to be a small deadleg in the accessible toilet on the ground floor. See drawing No.2.

- There was still seen to be possible deadleg pipe work in the ladies toilet on the ground floor. See drawing No.2.

- There was still seen to be deadleg pipe work in a toilet cubicle at height in the ground floor ladies toilet. See drawing No.2.

- There is possible deadleg pipe work in room 3 area protruding through the wall.

The outlets within the garage and the cupboard store room in room 4 are still not being used; still creating deadleg areas; I would again recommend these are flushed at least on a weekly basis; consideration should be given into removal along with all associated pipe work if not required.

The wash basin outlets in the ground floor ladies toilet cubicles still exceed more than 2 meters from the TMV (Blender Valve).

The domestic water pipe work within both ladies and gents ground floor toilets runs with or above heating pipe work and is boxed in; I would again recommend this pipe work is either re-routed or at least insulated to help prevent heat gain.

TMVs (Blender Valves) are fitted in the community centre 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. Temperatures taken at the time of this review in the ground floor ladies and gents toilets proved the TMVs are in need of adjustment as temperatures were not satisfactory.

The TMV in the first floor ladies toilet could be passing as only cold water coming from outlet; this should be investigated.

It should be ensured that all water outlets within the community centre all get regular use and if not should be put on a weekly flushing regime; they should also be kept free from scale build up.

Heavy scale build up was seen on some tap outlets within the community centre at the time of this review; there was also poor water flow in the ladies toilet areas. Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems; investigate poor water flow.

		Remedial / Recommendations	Priority
Swaythling Community Centre		Responsible persons and deputies names and details should be recorded within section 2 of the logbook documentation.	**5**
		Remove all deadleg pipe work.	**5**
		Investigate poor water flow in both ground and first floor ladies toilet areas.	**5**
		Adjust TMV temperatures in the ground floor ladies and gents toilets as temperatures to high from outlets at the time of this review; outlets should not exceed 43.0c.	**5**
		Consider removal of garage and room 4 store room area sinks along with all associated pipe work as not used and creating deadleg areas.	**5**
		Continue to clean and disinfect cold water storage tank on an annual basis if required	**3**
		Flush all infrequently used outlets weekly and record when carried out.	**3**
		Re-route returning open vent pipe work from cold water storage tank to a drain or tundish.	**3**
		Re-route or at least insulate domestic water pipe work running with or above heating pipe work in ground floor ladies and gents toilets to prevent heat gain.	**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.