

## Woolston Community Centre Review Report 21<sup>st</sup> January 2015

This Legionella review survey was carried out on the 21<sup>st</sup> January 2015; there is a water systems logbook for both the pre-school and the community centre logbook. The community centre logbook was found filed in the reception office; the responsible person and deputy have both been nominated in writing and recorded in section two of the logbook. The logbook was found to be up to date as of January 2015; the last audit of this logbook was carried out in May 2013; I would recommend this is carried out annually. The risk assessment carried out in 2013 was seen filed within section nine of the logbook documentation.

The pre-school logbook was found filed in the metal cabinet within the plant room area; this logbook has no record sheets in the first five sections of the logbook thus has no written scheme, no duty holder, responsible person and deputy nominated and recorded and has no record of being audited. I would recommend this logbook be upgraded to conform to the requirements of the ACoPL8. Monthly monitoring was found to be up to date as of January 2015; the original risk assessment for this pre-school was not seen filed within the logbook documentation at the time of this review.

The deadleg pipe work highlighted in the risk assessment in the day services room has been removed by installing a water cooler; it should be ensured this water cooler has good usage as it is on the end of a long pipe run. The deadleg within the main kitchen has now been removed by installing a dish washer.

Hot water within the pre-school is from the combination boiler located within the plant room area; temperatures taken at the time of this review and records indicate that the hot water temperatures are normally satisfactory. There is no hot water storage within the combination boiler water is heated on demand.

Hot water storage within Woolston Community Centre is from the single Andrews hot water calorifier located within the boiler room area; the calorifier is supplied directly from the mains water service via a pressure reducer and has a storage capacity of 200 litres. The calorifier is heated by the LTHW system boiler located adjacent to the calorifier; the calorifier has factory fitted insulation located beneath the outer casing.

The calorifier system is fitted with a return; this was seen to have a single return /circulating pump fitted; at the time of this review the return pump was not working correctly and had a very low return temperature of 22.0c; this should be investigated and rectified at the earliest opportunity. The hot water return should be maintained at 50.0c or more at all times; records indicate this is normally satisfactory.

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

<b>Calorifier Storage</b>	<b>60.0°C</b>	<b>This is Satisfactory</b>
<b>Calorifier Return</b>	<b>22.0°C</b>	<b>This is Not Satisfactory</b>

**ACoP L8 recommends hot water should be stored at no less than 60.0°C. Hot water should achieve 50.0°C at the outlet or to the TMV within one minute. At the time of this review it was taking longer than one minute to achieve 50.0c at the outlets due to the return pump and should therefore be investigated for correct operation.**

There are also two local water heaters located within the hall and church road kitchen areas; 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.

All tap outlets within the community centre and pre-school should be kept free of scale build up as ideal nutrient for bacteria proliferation; clean on a regular basis.

TMV's fitted within the community centre and pre-school should be serviced and maintained to the manufacturer's recommendations; no records were seen to indicate this is being carried out.

Ensure all inline strainers fitted on supplies to TMV taps within the community centre are cleaned on a regular basis as these are ideal areas for bacteria proliferation.

Ensure the spray head within the community centre main kitchen is cleaned and descaled quarterly or as required and recorded when carried out.

It should be ensured that all water outlets within the community centre and pre-school all get regular use and if not should be put on a weekly flushing regime. No records were seen for any flushing at the time of this review.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Woolston Community Centre &amp; Pre-School</b>		The water systems logbook within the pre-school should be updated and include all relevant record sheets, written scheme etc; the responsible persons and deputies for the pre-school should be nominated and recorded within the logbook documentation. The original risk assessment for the pre-school should be located and also filed within the logbook documentation.	<b>5</b>
		Investigate the community centre calorifier return pump for correct operation as low temperature recorded at the time of this review.	<b>5</b>
		Ensure local water heaters are adjusted to store hot water at 50.0 - 60.0c.	<b>5</b>
		Flush any infrequently used outlets within the community centre and pre-school weekly and record when carried out.	<b>3</b>
		Ensure the spray head within the community centre main kitchen is cleaned and descaled quarterly or as required and recorded when carried out.	<b>3</b>
		Maintain and service TMV (blender valves) in the community centre and pre-school as recommended by the manufacturers.	<b>3</b>
		Clean inline strainers fitted prior to TMV tap outlets.	<b>3</b>
		Audit community centre and pre-school logbooks at least on an annual basis; consider archiving old log sheets which are filed in the logbook documentation.	<b>3</b>

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.