

## Ashby Youth & Community Centre Review Report 23<sup>rd</sup> January 2017

This Legionella review survey was carried out on the 23<sup>rd</sup> January 2017; there was seen to be a water systems logbook in place for the centres water systems; this was seen filed in the metal cabinet in the first floor office area. The logbook was seen to be in a good order; the responsible persons and deputies names have now been recorded in writing within section two of the logbook; the logbook was seen to have been audited last in June 2015; I would recommend this is carried out at least on an annual basis. The original risk assessment for this building was still not seen filed within the logbook documentation; I would again recommend this be located. Monitoring records were seen to be up to date as of January 2017; no flushing records were seen at the time of this 2017 review within the logbook documentation.

I was informed by the manager of the sure start area that the cold water first thing in the morning is very warm; temperature taken at the time of this review did indicate elevated cold water but this did reduce to below 20.0°C within a couple of minutes. I informed the manager that it would be best to open and flush the cold water outlets within the sure start area first thing in the morning for a few minutes to pull any elevated warm water through the system as this water is used for drinking. The mains water pipe work is well insulated and runs at height within the building.

The deadleg pipe work highlighted in the 2015 review seen on the rising main is still in place; I would again recommend this be removed. The domestic cold water pipe work running in the ceiling void above the accessible toilet running with heating pipe work has now been insulated to help prevent heat gain.

Hot water within the community / youth centre is supplied by local water heaters; the toilet area water heaters are located behind panelling so access is limited.

Water heaters with no greater than 15 litres capacity should operate at 50° - 60°c; random temperatures taken at the time of this 2017 review proved to be satisfactory with the exception of the disabled toilet and ladies toilet water heaters; these were found to have slightly low storage temperatures. Records seen within the logbook indicate that temperatures from the water heaters are normally satisfactory.

Deadleg pipe work seen within Ashby Youth & Community Centre were noticed in the following areas:

- The rising main in the reception cupboard space has deadleg pipe work. See Drawing No.1
- The mains pipe work from the accessible toilet to the first floor heating quick fill is approximately 5 meters long and will act as deadleg pipe work. See Drawing No.1

TMVs (Blender valves) and TMV tap outlets should be serviced and maintained to manufacturer's recommendations; inline strainers fitted prior to TMV tap outlets should be cleaned on a regular basis as ideal areas for bacteria proliferation.

Ensure all outlets within the centre have good usage; if infrequently used then a flushing regime should be put in place; no records were seen for any flushing within the logbook at the time of this 2017 review.

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

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Ashby Youth &amp; Community Centre</b>		Locate the buildings original risk assessment and file within the logbook documentation.	<b>5</b>
		Remove deadleg pipe work.	<b>5</b>
		Flush sure start cold water outlets first thing in the morning to remove any elevated warm water within the system as this water is used for drinking.	<b>5</b>
		Flush heating quick fill mains water supply on a regular basis to prevent deadleg pipe work.	<b>5</b>
		Ensure all local water heaters are adjusted to operate at 50.0°C – 60.0°C where required.	<b>3</b>
		Flush any infrequently used outlets weekly and record when carried out.	<b>3</b>
		Maintain and service TMVs as recommended by the manufacturers.	<b>3</b>
		Clean all inline strainers where fitted prior to TMV tap outlets on a regular basis or as part of a servicing schedule.	<b>3</b>
		Audit logbook 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.