Bevois Town Primary School
Review Report 25th January 2017

This Legionella review survey was carried out on the 25th January 2017; there was seen to be a water systems logbook in place for the schools water systems; this was filed in the reception office. The logbook was seen to be in a good order; the responsible persons and deputies names for the school have been nominated in writing and recorded within section 2 of the logbook documentation. The logbook was seen to have been audited last in January 2016; 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 January 2017.

No flushing records were seen at the time of this 2017 review in the logbook documentation; I was informed by the site manager that this is not carried out. The original risk assessment for the school was not seen filed within the logbook documentation at the time of this review; I would again recommend this be located.

The small deadleg pipe work highlighted in the previous review in year 5 & 6 building plant room is still in place; I would again recommend removal or at least flushed through on a regular basis. The disabled toilet area in year 1 block is still being used as a store area; meaning the outlets are not being used thus creating deadleg pipe work; I would again recommend these outlets be flushed. The gents toilet by the site manager's office is not being used due to a blockage in the drain system; I was informed that this is being addressed during the next school holiday period; this is creating deadleg pipe work.

There is a fault sheet reporting the hot water flow in classroom 4H is very poor; this is still the case and should be investigated.

Hot water storage within Bevois Primary School main building is by one A.O Smith hot water calorifier located within the boiler room. The calorifier is gas fired; insulation is factory fitted located beneath the outer metal casings. The calorifier has a return system this has a single circulating return pump fitted. The calorifier is fitted with a drain valve I would recommend this be purged to drain on a regular basis; there is also a de-stratification pump fitted to the calorifier. The hot water distribution pipe work is well insulated within the boiler room area. Records seen at the time of this 2017 review indicate the calorifier storage and return temperatures are normally satisfactory.

At the time of this 2017 review the hot water storage and return temperatures were:

Calorifier Flow	**62.0°C This is Satisfactory.**
Calorifier Return	**52.0°C This is Satisfactory.**

There are also local water heaters sited within the reception block, pre-school block and in the community / staff room; these are all supplied directly from the mains water services. 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.

Hot water storage within year 5 & 6 building is by one Megaflow type calorifier located within the ground floor plant room; the calorifier has a capacity of 125 litres and is supplied directly from the mains water service via a pressure reducer. The calorifier is fitted with a return system; this has a single return / circulating pump fitted. The calorifier has factory fitted insulation located beneath the outer casing and is heated by a single electric element. At the time of this 2017 review the storage and return temperatures were found to be satisfactory.

At the time of this 2017 review the year 5 & 6 building hot water storage and return temperatures were:

Calorifier Flow	**60.0°C This is Satisfactory.**
Calorifier Return	**58.0°C This is Satisfactory.**

There were seen to be deadleg pipe work / areas within Bevois Town Primary School these were noticed in the following areas:

- There are still two small deadlegs on the rising main in year 5 & 6 building plant room; I would recommend removal or flushed at least on a weekly basis.

- The outlets within year 1 block disabled toilet and gent's toilet by the site manager's office are infrequently used creating deadleg pipe work. See drawing No.8 & 10.

TMVs (Blender valves) are fitted within the school buildings; these should be serviced and maintained to manufacturer's recommendations; no records were seen at the time of this 2017 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. I was informed that no flushing is being carried out.

Many tap outlets within the school buildings have spray inserts fitted; it should be ensured that all taps outlets are cleaned and descaled on a regular basis to help maintain a good flow of water though the water systems and prevent aerosol creation when the tap outlets are operated.

		Remedial / Recommendations	Priority
Bevois Town Primary School		Locate original school risk assessment and file in logbook documentation.	**5**
		Remove deadleg pipe work or flush at least on a weekly basis.	**5**
		Start flushing year 1 disabled toilet and gent's toilet by the site manager's office outlets on a weekly basis if infrequently used and record when carried out.	**3**
		Start flushing all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	**3**
		Clean all inline strainers where fitted on a regular basis.	**3**
		Clean and descale tap outlets fitted with spray inserts to help prevent aerosol creation when operated on a regular basis.	**3**
		Maintain and service TMVs (Blender Valves) as recommended by the manufacturers.	**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.