

## **Bitterne Manor Primary School Review Report 19<sup>th</sup> January 2017**

This Legionella review survey was carried out on the 19<sup>th</sup> January 2017; there was seen to be a water systems logbook in place for the schools water systems; this was seen filed in the business manager's office and was seen to be in a good order. Monthly monitoring at this school is being carried out by contractors Aquadition and was seen to be up to date as of December 2016; the responsible person and deputy's names for the school were seen nominated in writing and recorded within the logbook documentation. The logbook records indicate the logbook has not been audited since May 2014; I would recommend the logbook be audited at least on an annual basis. The risk assessment carried out by Aquadition in 2012 was seen filed within the logbook documentation.

There has been some refurbishment works carried out in the school since the last review; there has been a new pre-school classroom and also a new staff room area. The water heaters within the classrooms 1-6 have now been disconnected from the live water services and have also been disconnected electrically; these classrooms now only have cold water at the outlets. The business manager's office has also had the water heater disconnected from the live water services.

The disabled toilet outlets are not being used as this room is being used for storage; I was informed that the site manager carried out weekly flushing of these outlets including the shower. There are still no records to indicate that the showerhead is being inspected / cleaned at least on a quarterly basis; the only record seen was for May 2014. Even though the shower is not being used the showerhead should be inspected at least quarterly and this should be recorded when carried out to indicate it has been inspected / cleaned; I was informed this will now be passed onto the site manager to carry out.



There are also local water heaters fitted within the school; it should be ensured that water heaters with no greater than fifteen litre capacity should operate at 50.0°C – 60.0°C; water heaters with greater than fifteen litres should store hot water at 60.0°C or more. At the time of this 2017 review the water heater in the far end girls toilet was only at 46.0°C and the boys toilet water heater produced no hot water to the TMV this should be investigated. I was informed that there has been problems with the boy's toilet water heater probably due to the mains water pressure overcoming the hot water as the water heater is located at a low level.

Continue to carry out weekly flushing of all infrequently used outlets; carry out during long school holidays and shut down periods.

Ensure all taps are cleaned and descaled on a regular basis to help maintain a good flow of water through the outlets and system.

TMVs are fitted within the school building; no records were seen at the time of this 2017 review to indicate servicing of TMVs is being carried out; I would recommend this is carried out as recommended by the manufacturers.

Start inspection / cleaning of the showerhead located within the disabled toilet area at least on a quarterly basis and record in the logbook documentation when this is carried out.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Bitterne Manor Primary School</b>		Investigate water heater in the far end boy's toilet for correct operation; no hot water was available at the TMV at the time of this review.	<b>5</b>
		Ensure water heaters with greater than fifteen litres capacity store hot water at 60.0°C.	<b>5</b>
		Inspect /clean showerhead at least on a quarterly basis and record when carried out.	<b>3</b>
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	<b>3</b>
		Clean any inline strainers on a regular basis or as part of a maintenance schedule.	<b>3</b>
		Maintain and service TMVs (Blender Valves) as recommended by the manufacturers.	<b>3</b>
		Ensure all taps are cleaned and descaled on a regular basis to help maintain a good flow of water through the outlets and system.	<b>3</b>
		Audit logbook at least on an annual basis and record when carried out.	<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.