

Church View (Old Itec Centre) Review Report 8th August 2017

This Legionella review survey was carried out on the 8th August 2017; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the metal cabinet in the electrical cupboard space area. The logbook was seen to be in a good order; the responsible person and deputy have been nominated in writing within section two of the logbook documentation for this building. The logbook was seen to have been audited last in March 2016; I would recommend the logbook be audited at least on an annual basis. The monitoring records were seen to be up to date as of August 2017; monitoring records seen at the time of this 2017 review indicate that the temperatures are normally satisfactory. The 2013 risk assessment carried out by Freeston Water Treatment was seen filed within section 9 of the logbook documentation.

It is assumed that all outlets within this building get regular usage as no flushing records were seen within the logbook documentation.

The two TMVs located within the kitchen area were last serviced and adjusted in March 2016; this was recorded within the logbook documentation; I would recommend this is carried out at least on an annual basis or as recommended by the manufacturers.

Cold water within the building is supplied directly from the mains water services which rises within the ladies' toilet in the group room area; the main serves all cold-water outlets and local water heaters.

Hot water storage within Church View is by two local water heaters located within both ladies' toilet areas and an Ariston type water heater located within the kitchen area; all water heaters have a minimal capacity of between 10 – 15 litres and all are supplied directly from the mains water service.

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 50.0°C – 60.0°C. Records seen at the time of this 2017 review indicate temperatures are normally satisfactory although the group room ladies' toilet water heater was slightly low at the time of this review.

It should be ensured that all water outlets within the building all get regular use and if not should be put on a weekly flushing regime.

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

Air conditioning units where installed should have condense trays and traps where fitted cleaned and disinfected as part of routine servicing and maintenance schedules; this should be recorded within the logbook when carried out.

		Remedial / Recommendations	Priority
Church View (Old Itec Centre)		Continue to carry out monthly temperature monitoring within this building.	3
		Ensure all local water heaters with a capacity no greater than 15 litres operate at between 50.0°C – 60.0°C.	5
		Clean and descale all tap outlets on a regular basis to maintain a good water flow through the systems and prevent aerosol creation.	3
		Flush any infrequently used outlets weekly and record when carried out.	3
		Air conditioning units where installed should have the condense trays and traps where fitted cleaned and disinfected as part of routine servicing and maintenance schedules.	3
		Continue to service TMVs (Blender Valves) at least annually or as recommended by the manufacturer's.	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.