

Clovelly Centre Sure Start Review Report 8th March 2017

This Legionella review survey was carried out on the 8th March 2017 there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the main reception office. The logbook was seen to be in a fair order but has not been updated since the last review; the index and written scheme are still missing along with the original risk assessment; I would recommend the logbook be updated to the current standard. The responsible persons and deputies' names were seen nominated and recorded within the logbook documentation but the deputy needs updating.

The logbook was seen to have not been audited since February 2015; I would recommend this be carried out at least on an annual basis; the monitoring records were seen to be up to date as of February 2017. It was recommended that all old log sheets within the logbook be removed and archived to increase space within the logbook; this has not been carried out. No flushing records were seen recorded within the logbook documentation at the time of this 2017 review.

There has been some remedial works carried out since the last review; the showers that were installed in the ground floor toilet areas and first floor staff toilet have now been removed along with all associated pipe work. I was unable to access the cupboard space on the first floor as no key was available at the time of this review; I was informed that the cold-water storage tank within the cupboard space which served the showers has now been removed along with all associated pipe work.

Hot water storage within the Clovelly Centre is by one Andrews calorifier located within the first-floor plant room; the calorifier is gas fired and has a capacity of 190litres. The calorifier has factory fitted insulation located beneath the outer casing; the hot water system is fitted with a return; this has a single circulating / return pump fitted. The distribution and return pipe work within the plant room was seen to be well insulated.

At the time of this 2017 review the storage temperature and return temperatures were both found to be low; records seen indicate that low storage and return temperatures have been reported ten times since February 2016; the last two months this has been reported on fault sheets 5741 and 5750; this should be addressed and rectified at the earliest opportunity.

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

Calorifier Flow 51.5°C This is Not Satisfactory.

Calorifier Return 46.0°C This is Not Satisfactory.

Hot water should be stored at a minimum of 60.0°C and the return should be maintained at a minimum of 50.0°C or more at all times; I would recommend investigation and adjustment be made at the earliest opportunity.

Due to low storage temperatures records seen indicated that the hot water to TMVs in many areas did not achieve 50.0°C or more.

There was seen to be deadleg areas within the Clovelly Sure Start Centre these were noticed in the following area:

- The hot water pipe work to the rear of the dishwasher in the crèche area kitchen is not used creating deadleg pipe work. See drawing No.4.
- One sink in the crèche area has had the outlets tapped up to prevent use; this has created deadleg pipe work. See drawing No.4.
- The water boiler in the first-floor kitchen has been isolated for a considerable time creating deadleg pipe work. See drawing No.6.
- The cleaners room is infrequently used creating a deadleg area. See drawing No.5

TMVs (Blender Valves) should continue to be serviced and maintained to manufacturer's recommendations; records seen indicate this is being carried out on a six-monthly basis; this was last carried out in January 2017.

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

The ground floor family room wash basin hot water is still supplied from the health room located next to it; the hot water is supplied from a TMV therefore the pipe run exceeds more than two meters from the TMV to the outlet.

		Remedial / Recommendations	Priority
Clovelly Centre Sure Start		Update the site water systems logbook with a new current standard logbook; ensure this has an index, written scheme and sections required by the ACoP L8; locate the original risk assessment and file within the new logbook. Ensure the deputy responsible person details are updated and recorded.	5
		Investigate the hot water calorifier and return system for continued problems with low storage and return temperatures; action should be carried out at the earliest opportunity and rectified to store hot water at a minimum of 60.0C and maintain a minimum of 50.0C on the return.	5
		Remove deadleg pipe work and areas.	5
		Continue to carry out Legionella control monitoring on a monthly basis and record the findings.	3
		Flush all infrequently used outlets weekly and record when carried out in the logbook documentation.	3
		Continue to maintain and service TMVs (Blender Valves) as per manufacturer's recommendations.	3
		Audit logbook documentation at least on an annual basis; archive old log sheets which are filed in the logbook documentation to improve access.	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.