Glen Lee Care Home

Review Report 21st August 2017

This Legionella review survey was carried out on the 21st August 2017; there was seen to be a water systems logbook in place for the care homes water systems; this was seen filed within the reception office area. The logbook was seen to be in a good order; the responsible persons and deputies have been nominated in writing within section two of the logbook documentation; although this now needs updating to the correct personnel. The logbook does not appear to have been audited since November 2014; 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 August 2017; there was seen to be part of the original risk assessment filed in the logbook documentation; it should be ensured all of the assessment is filed in the logbook.

it was recommended in the 2015 review that some of the old paper work be archived as the logbook is expanding; this has not been carried out; I would again recommend the old record sheets be archived.

I was informed that infrequently used outlets are being flushed and recorded on sheets left in the empty rooms; these are then filed within a separate logbook within the reception office; I would recommend that the flushing records be maintained up to date and also that the flushing be carried out at least twice weekly. The showers within the care home are being cleaned and descaled on a quarterly basis; records indicate this was last carried out in July 2017. Records seen indicate that all TMVs within the care home are being serviced and adjusted; this is being carried out on a six-monthly basis and was last carried out in May 2017; this was seen recorded within section six of the logbook documentation.

There has been a water storage tank installed at height behind the washing machines in the laundry area; the tank is of plastic construction and has two access hatches. The tank inlet and outlet are not opposed therefore there is no cross flow of water through the tank; there is no insulation fitted to the tank to help prevent heat gain; the overflow pipe work has no screen fitted. Internal inspection proved there to be some sediment build up on the base of the tank; this could act as a nutrient for the proliferation of bacteria. I was informed the tank was installed in September 2016 to help alleviate the loss of water on the first floor; it should be ensured the tank is cleaned and disinfected at least on an annual basis.

The water storage tank temperature at the time of this 2017 review was:

Water Tank 19.0°C This is Satisfactory.

It should be ensured water storage tank inspections are carried out at least on an annual basis.

Hot water storage within the care home is by two Aqua Tank type calorifiers located within the boiler room; both calorifiers each have a capacity of 350 litres and are linked in parallel. The calorifiers are both heated by the LTHW boiler system; both calorifiers have factory fitted insulation located beneath the outer casings. The hot water system is fitted with a single return pump; both calorifiers are fitted with de-stratification pumps. There is a temperature gauge fitted to the flow and return pipe work to aid with monthly monitoring; both calorifiers had low storage temperatures recorded at the time of this 2017review. The low storage temperatures have been reported to SCC on fault sheet 6139 which should be acted upon at the earliest opportunity; both hot water storage temperatures are now being recorded monthly. Hot water temperatures at outlets or at the TMVs should achieve 55.0°C within one minute as recommended for health care premisis.

Deadleg pipe work highlighted in the previous review has been removed in some area but was still seen to be in place on the calorifier flow pipe work; I would again recommend this be removed.

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

Calorifier No.1 Flow	**57.0°C This is Not Satisfactory.**
Calorifier No.1 Return	**52.0°C This is Satisfactory.**
Calorifier No.2 Flow	**57.0°C This is Not Satisfactory.**
Calorifier No.2 Return	**52.0°C This is Satisfactory.**

Hot water should be stored at 60.0ºC and the return maintained at 50.0c or more at all times.

There was seen to be deadleg pipe work and areas within Glen Lee Care Home these were noticed in the following areas:

- There is deadleg pipe work on the calorifier hot water flow pipe work; there is still deadleg pipe work at height within the boiler room on the hot water flow and return pipe work. See drawing No.1.

- There is still assumed deadleg pipe work in the main kitchen on the hot water service approximately 4-5 metres long and also where the sink has been removed. See drawing No.2.

- There is possible deadleg pipe work in the staff room. See drawing No.7.

- The manager's office has possible deadleg pipe work where the wash basin has been removed. See drawing No.3

- There is deadleg pipe work in the roof void above the access hatch area; recommend removal.

- The overnight accommodation bathroom and toilet areas in the mezzanine area if not regularly used will create deadleg areas on the water system; ensure flushed at least twice weekly. See drawing No.7.

- The old manager's office has a wash basin that is still not being used thus creating a deadeg area and pipe work. See drawing No.7.

- All rooms which remain unoccupied for extended periods create deadleg areas and pipe work; flush at least on a twice weekly basis and record when carried out.

Many areas within the care home are fitted with TMVs these should continue to be serviced and maintained to manufacturer's recommendations. Records indicate that this is being carried out on a six-monthly basis and was last carried out in May 2017; records were seen recorded within section six of the logbook documentation.

It should be ensured that all infrequently used outlets are flushed at least on a twice weekly basis and recorded in the logbook documentation when carried out.

Continue to clean and descale all showerheads at least on a quarterly basis; this was last carried out in July 2017 and is recorded within section six of the logbook documentation.

Inline strainers and filters fitted should be cleaned / changed on a regular basis as these are ideal areas for bacteria proliferation.

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

Ensure the kitchen water softener is serviced and maintained as recommended by the manufacturers.

		Remedial / Recommendations	Priority
Glen Lee Care Home		Remove all deadleg pipe work.	**5**
		Ensure both hot water calorifiers are adjusted to store hot water at 60.0°C.	**5**
		Ensure the hot water system achieves 55.0°C at the outlets or at the TMVs within one minute; as recommended for health care premises.	**5**
		Ensure a twice weekly flushing regime is carried out on all infrequently used outlets including empty rooms; record in logbook when carried out.	**3**
		Continue to clean and descale all showerheads at least on a quarterly basis or at the rate of fouling; flush showers if not used at least on a twice weekly basis and record when carried out.	**3**
		Clean and disinfect cold water storage tank and carry out on an annual basis if required.	**3**
		Fit insulation to cold water storage tank in laundry to help prevent possible heat gain.	**3**
		Purge both hot water calorifiers at least on an annual basis; record when carried out.	**3**
		Ensure all tap outlets are kept clean and free of scale build up to maintain a good flow of water through systems and prevent aerosol creation.	**3**
		Clean / change inline strainers fitted on Malibu / Arjo baths on a regular basis or as part of a maintenance schedule as ideal area for bacteria proliferation.	**3**
		Continue with current regime to service and adjust TMVs continue to record in logbook when carried out.	**3**
		Audit logbook at least on an annual basis.	**3**
		Archive all old record sheets in water systems logbook to enable better access into logbook as it is expanding.	**1**

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.