

Hardmoor Early Years Centre Review Report 20th June 2017

This Legionella review survey was carried out on the 20th June 2017 there was seen to be no water systems logbook in place for the buildings water systems at the time of this review; I would recommend a logbook which conforms to the requirements of the ACoP L8 and HSG 274 be put in place at the earliest opportunity. The responsible persons and deputies for the early years centre should be recorded within the logbook documentation when put in place; the risk assessment carried out by contractors Interserve in 2015 was seen filed in a separate folder in the main office area.

The early years centre has had various contractors carrying out Legionella control over the last few years; some old logbooks were seen but in general the monitoring documentation needs to be maintained in a central position and audited to ensure all is correct. The early years centre has now recently returned to the Southampton City Council service level agreement which means a dedicated SCC logbook should be provided to the centre. The last two months monitoring carried out by Sealy Technical Services was seen filed in the risk assessment folder which is not satisfactory.

The site manager has been carrying out Legionella monitoring for the past year; this has not been carried out as recommended in the ACoP L8; the site manager has had no Legionella awareness training apart from a simple online course; I would recommend that all people involved with Legionella control for the early years centre have the relevant training given.

No records were seen to indicate the showerhead in Base 3 toilet area is being cleaned and descaled at least on a quarterly basis; this should be recorded when carried out.

Hot water storage within the early years centre is by one ACV Heat Master 35 type calorifier located within the boiler room. The calorifier is gas fired; insulation is factory fitted located beneath the outer metal casing. The calorifier is fitted with a return system; this has a single return / circulating pump fitted; this appeared to be working correctly but had a low return temperature at the time of this review. The calorifier is supplied directly from the mains water service via a pressure reducer; distribution pipe work within the boiler room was seen to be well insulated.

There is a TMV sited on the calorifier outlet; I would recommend this be removed as TMVs are fitted in the centre at most outlets; it is assumed this calorifier TMV is not reducing the water temperature as this would create long pipe runs with reduced water temperature.

There has been no monitoring of the calorifier storage and return temperatures carried out for at least one year as the site manager did not know this had to be carried out; I would recommend the site manager have Legionella training to ensure he knows what should be carried out for Legionella control. It is understood that there have been problems with the hot water system; the calorifier had a low storage temperature at the time of this review.

Records seen indicated that the calorifier has recently been adjusted to store hot water at 60.0°C or more; I was informed that the calorifier is on a timer switch. It should be ensured that the calorifier system comes on early enough to heat the calorifier vessel to 60.0°C or more for at least one hour prior to the centre opening. I was informed that the hot water calorifier is going to be replaced in the very near future.

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

Calorifier Flow **52.0°C This is Not Satisfactory.**

Calorifier Return **48.0°C This is Not Satisfactory.**

Hot water should be stored at 60.0°C or more and the return maintained at 50.0c or more at all times; I would recommend adjustment to achieve this.

There were still seen to be some deadleg pipe work within the early years building these were noticed in the following areas:

- There is deadleg pipe work in Base 1 toilet area; See drawing No.1.
- There is deadleg pipe work in Base 4 toilet area; See drawing No.5.
- There is deadleg pipe work in the parent's room kitchen area beneath the work top where the dishwasher and washing machines have been removed; See drawing No.6.
- The wash basin in the parent's room kitchen area is no longer used thus creating deadleg area; remove or flush at least on a weekly basis.

All TMVs within the early years centre should be serviced and maintained to manufacturer's recommendations and recorded when carried out.

Infrequently used outlets should be flushed at least on a weekly basis and recorded when carried out.

Clean and descale all tap outlets on a regular basis to help maintain a good flow of water through the systems.

Clean and descale the showerhead in Base 3 toilet area at least on a quarterly basis or at the rate of fouling and record in the logbook when put in place.

Insulate pipework where running with heating pipe work in the office kitchen and toilet areas.

		Remedial / Recommendations	Priority
Hardmoor Early Years Centre		Put in place a dedicated logbook which conforms to the requirements of the ACoP L8 and HSG 274 at the earliest opportunity.	5
		Ensure the duty holder, responsible person and deputy are nominated and recorded in the logbook when put in place.	5
		Start monthly temperature monitoring of the hot water calorifier storage and return temperatures and record in the logbook documentation.	5
		Remove all deadleg pipe work.	5
		Ensure the hot water calorifier is adjusted to store hot water at 60.0°C and the return to maintain 50.0°C or more at all times. Ensure if set on a timer that the calorifier comes on early enough to heat the vessel to 60.0°C for at least one hour prior to the early years centre opening.	5
		Remove the TMV which is fitted on the calorifier outlet as this is not recommended; or ensure the TMV is not reducing hot water temperatures are creating long pipe runs with reduced hot water temperatures.	5
		Flush any infrequently used outlets weekly and record when carried out. Continue during shut down periods and holiday periods.	3
		Clean and descale all tap outlets on a regular basis to maintain a good flow of water through systems and prevent aerosol creation.	3
		Clean and descale the showerhead at least on a quarterly basis or at the rate of fouling and record in the logbook documentation.	3
		Maintain and service all TMVs as per manufacturer's recommendations.	3
		Insulate pipework where running with heating pipe work in the office kitchen and toilet areas.	3
		Audit logbook documentation at least on an annual basis; record when this is carried out.	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.