

Lordswood Community Centre Review Report 11th January 2017

This Legionella review survey was carried out on the 11th January 2017; there was seen to be a water systems logbook in place for the centres water systems; the logbook was seen to be in a good order. The logbook is filed in the metal cabinet in a cupboard space in the back store room area; the monitoring records were seen to be up to date as of January 2017. The responsible person and deputy for this community centre have been nominated in writing and recorded within section two of the logbook documentation; when staff were asked if these were correct the names were not known so it is possible they need updating. The logbook does not appear to have been audited since June 2015; I would recommend the logbook be audited at least on an annual basis. The original risk assessment for the centre was not seen filed within the logbook documentation at the time of this 2017 review; I would again recommend this be located.

All cold water within the community centre is direct from the mains water service; this appears to rise in the gent's toilet and also in the kitchen area beneath the work units; all pipe work within the centre appeared to be copper and has no insulation fitted. I was informed that the community centre is used on a regular basis therefore appears that all outlets get good usage.

Hot water within the community centre is from local water heaters supplied directly from the mains water services; these water heaters all have minimal storage below 15 litres or have no storage. At the time of this 2017 review the accessible toilet water heater was found to be set so low it produced no hot water; records seen indicate there has been no hot water temperature recorded at this outlet for many months; I would recommend the water heater be adjusted to store hot water and operate at 50.0°C – 60.0°C.

The instantaneous water heater in the gent's toilet again was switched on but produced no hot water; this should also be investigated for correct operation. The kitchen water heater was found to have a good storage temperature at the time of this review; records seen indicate this water heater is normally satisfactory.

All cold water within the community centre is direct from the mains water service which appears to rise in the gent's toilet and kitchen area beneath the work units; all pipe work within the centre appeared to be copper and has no insulation fitted. The mains water pipe work in the ladies toilet runs with heating pipe work and should therefore be insulated to help prevent heat gain; I would again recommend this be insulated.

There is mains water pipe work running from the accessible toilet up into the ceiling space; this is assumed the mains supply to the outside tap and hose reel; this can be isolated in the small boiler room at in the rear store room area.

A TMV (Blender Valve) is fitted in the accessible toilet; this should be serviced and maintained to manufacturer's recommendations; records seen at the time of this 2017 review indicate this has not been carried out since August 2012. Monthly temperature monitoring of the TMV is not carried out as there has been no hot water to the TMV due to the water heater being set so low.

It should be ensured that all water outlets within the community centre all get regular use and if not should be put on a weekly flushing regime; no records were seen at the time of this review to indicate any flushing is being carried out.

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

		Remedial / Recommendations	Priority
Lordswood Community Centre		Ensure the responsible person and deputy recorded in the logbook are up to date with the correct names. Locate original risk assessment and file in logbook documentation.	5
		Adjust accessible toilet water heater to operate at between 50.0°C – 60.0°C. Investigate gent's toilet water heater for correct operation.	5
		Ensure all tap and water heater outlets are kept clean and free from scale build up.	3
		Flush all infrequently used outlets weekly including water heaters if not used and record when carried out.	3
		Insulate mains water pipe work in ladies toilet where running with heating pipe work to help prevent heat gain.	3
		Maintain and service TMV (Blender Valve) located in the accessible toilet as recommended by the manufacturers.	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.