

Mansbridge Primary School Review Report 24th July 2017

This Legionella review survey was carried out on the 24th July 2017; there was seen to be a water systems logbook in place issued by Southampton City Council but this logbook is not being used by Aquadition the contractors carrying out the monthly monitoring. All monitoring results are being filed in a testing and servicing folder which does not conform to the requirements of the ACoP L8; I would recommend the original logbook be used or Aquadition should supply the school with their own dedicated logbook. The original risk assessment for this school was not seen at the time of this 2017 review.

The monitoring records appear to be up to date as of May 2017; it's a bit confusing as two visits appear to have been carried out in May; the hot water vessels that serve the pre-school, staff toilets area and the juniors toilet areas are fitted with return systems; all have a capacity of 100 litres and should therefore be monitored as hot water calorifiers and should store hot water at 60.0^oC and maintain 50.0^oC or more on the returns; I would recommend that these be monitored and recorded in the logbook on a monthly basis; the main boiler room calorifier is being monitored.

The responsible person and deputy for this school have been nominated and recorded within section 2 of the SCC logbook documentation; no records were seen to indicate any audits of this logbook or the site mangers folder have been carried out; I would recommend the logbook be audited at least on an annual basis.

The old cold-water storage tanks located within the roof void were not accessible at the time of this review due to the height of the access hatch; I was informed by the site manager that all pipe work has now been removed and the old tanks are redundant.

Weekly flushing is being carried out by the site manager but this is not being recorded; I was informed by the site manager that he emails through a conformity sheet on a monthly basis indicating flushing has been carried out; this should also be recorded in a water systems logbook when carried out.

Hot water storage within Mansbridge Primary School is by one State hot water calorifier located within the main boiler room that serves the main kitchen and infants toilet areas; and three State water heaters serving the pre-school, staff toilet area and juniors toilet area.

The main boiler room calorifier is gas fired; insulation is factory fitted located beneath the outer metal casing. The calorifier is fitted with a return system fitted with a single pump. The calorifier is fitted with a drain valve I would recommend this be purged to drain on an annual basis. This calorifier is served by the mains water services via a pressure reducer and serves the main kitchen and infant boy's toilet areas only.

Temperature monitoring records seen at the time of this 2017 review indicates that the calorifier storage temperature is normally below the recommended 60.0^oC; this was the case for almost all of 2016 and also into 2017. It should be ensured that non-conformities should be reported by the contractors carrying out the monitoring to SCC so they can be rectified; this does not appear to be happening with contractors Aquadition and should be addressed.

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

Main Boiler Room Calorifier Flow	System Shut Down.
Main Boiler Room Calorifier Return	System Shut Down.

As already mentioned there are three State water heaters / calorifiers serving toilet areas within the school; each system is fitted with a return pump. The insulation on all heater / calorifier is factory fitted located beneath the outer metal casing; there are temperature gauges fitted to the flow and return pipe work on all systems to aid with monitoring which is not being carried out. I would recommend that all three state water heaters be monitored on a monthly basis and recorded in the logbook documentation.

At the time of this 2017 review the hot water storage and return temperatures on the water heater / calorifiers were:

Pre-School Toilet Water Heater Flow 63.0°C This is Satisfactory.

Pre-School Toilet Water Heater Return 62.5°C This is Satisfactory.

Staff Toilet Water Heater Flow 54.0°C This is Not Satisfactory.

Staff Toilet Water Heater Return 50.0°C This is Satisfactory.

Junior Toilet Water Heater Flow 48.0°C This is Not Satisfactory.

Junior Toilet Water Heater Return 47.5°C This is Not Satisfactory.

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

There were seen to be some deadleg areas within Mansbridge Primary School these were noticed in the following areas:

- There is possible deadleg pipe work in the staff toilet water heater / calorifier cupboard space; recommend removal if live. See drawing No.8.
- There is deadleg pipe work in the junior's boy's toilet area; recommend removal if live. See drawing No.10.
- There is deadleg pipe work in the main kitchen beneath the sink units; recommend removal. See drawing No.14.

Some areas of the school have TMVs fitted; these should be accessible and serviced and maintained as recommended by the manufacturers.

There are many water outlets within this school it should be ensured that they all get regular use and if not should be put on a weekly flushing regime. Flushing of water outlets should be carried out during long school holidays and shut down periods.

Ensure the drinking water coolers within the school are used regularly and maintained in a good clean condition at all times.

		Remedial / Recommendations	Priority
Mansbridge Primary School		Ensure either the SCC logbook is used or contractors Aquadition supply the school with a proper dedicated logbook which conforms to the requirements of the ACoP L8 at the earliest opportunity.	5
		Locate original risk assessment and file in the logbook documentation when put in place.	5
		Ensure all state water heater/calorifiers are adjusted to store hot water at 60.0c and maintain 50.0c or more on the return system at all times.	5
		Start monthly temperature monitoring of all state water heaters / calorifiers flow and return temperatures on a monthly basis and record in the logbook documentation.	5
		Remove deadleg pipe work.	5
		Continue to flush all infrequently used outlets weekly and also record when carried out. Continue during shut down periods and school holidays.	3
		Ensure all non-conformities when found are reported to SCC at earliest opportunity so they can be rectified.	5
		Insulate all state water heater distribution and return pipe work to help prevent heat lose.	3
		Maintain and service all TMVs as recommended by the manufacturers	3
		Audit logbook at least on an annual basis and record when 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.