

## Mansel Park Primary School Review Report 26<sup>th</sup> July 2017

This Legionella review survey was carried out on the 26<sup>th</sup> July 2017; there was seen to be a water systems logbook in place issued by BSA Regal; the logbook was seen to be in a fairly poor condition; the logbook is not dedicated to the domestic water systems but also includes other documentation. The risk assessment carried out by Freeston Water Treatment in 2013 was seen filed in a cupboard within the library store area. The duty holder along with responsible person and deputy have been nominated and recorded in section two of this logbook; contact details were only seen for the responsible person.

Monitoring is being carried out by contractors BSA Regal this was seen to be up to date as of June 2017. Monthly temperature monitoring of the hot water calorifier storage and return is still not being carried out; I was informed by the site manager that because the calorifier does not switch on until 07.15 am the contractors are on site early so do not monitor it; this is not satisfactory. The ACoP L8 recommends that hot water calorifiers be monitored on a monthly basis; I would again recommend this be carried out; I would recommend the contractors arrive on site later so the calorifier can be monitored and temperatures recorded or ensure the calorifier switches on earlier and heats to 60.0°C or more for at least an hour prior to use.

There is a single shower fitted within the school; no records were seen within the logbook to indicate when this was last cleaned and descaled; this should be carried out at least on a quarterly basis or at the rate of fouling and recorded when carried out in the logbook documentation. Weekly flushing is carried out by the site manager; this was seen recorded and filed in the logbook.

The cold-water storage tank as reported in the 2013 risk assessment and previous reviews has now been removed from the water services and all pipe work has been disconnected and the tank has been left empty. The old heating F&E tank located alongside has also been removed from the water systems. It was recommended in the last review and 2013 risk assessment that the old mains water supply to these tanks which has now been capped off be investigated to determine if this pipe work is still live; I was informed this has not been carried out and the pipe work is still in place. If this pipe work is still live it will be creating deadleg pipe work which should be removed as this is ideal areas for bacteria proliferation.

Hot water storage within Mansel Park Primary School is by one Boss gas fired calorifier located within the boiler room; at the time of this review there was no hot water available as the system has been shut down due to the school holiday period. The calorifier insulation is factory fitted located beneath the outer metal casing. The calorifier is fitted with a return system this has a single return pump fitted. The calorifier is fitted with a drain valve I would recommend this be purged to drain at least on an annual basis and recorded when carried out.

As no monthly temperature monitoring of this calorifier is being carried out by contractors BSA Regal I was unable to determine if the storage and return temperatures are satisfactory. I was informed the calorifier comes on at 07.15 am as it is on a timer switch; it should be ensured that the calorifier heats to at least 60.0°C for at least one hour prior to be used. I would recommend the calorifier be switched on earlier or the contractors arrive at site later so the calorifier can be monitored and temperatures recorded.

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

**Calorifier Flow                      No Hot Water Available.**

**Calorifier Return                    No Hot Water Available.**

**Hot water should be stored at 60.0°C and the return should be maintained at 50.0°C or more at all times.**

There are local water heaters fitted within the school building; many of the small capacity water heaters were seen to be switched off at the time of this 2017 review; I was informed by the site manager that most of the water heaters are left switched off during school times; it should be ensured water is pulled through all switched off water heaters to prevent deadleg areas.

It is recommended in the ACoP L8 and HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50° – 60.0°C; anything with a capacity above 15 litres should store hot water at 60.0°C.

There was still seen to be some deadleg areas within Mansel Park Primary School these were noticed in the following areas:

- There is still possible deadleg pipe work in the roof space where the old cold-water storage tanks are housed. See drawing No.2.
- There are two small deadlegs on the hot water calorifier flow pipe work in the main boiler room. See drawing 1.

Many 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.

Clean and descale the showerhead at least on a quarterly basis or as the rate of fouling and record in the logbook documentation when carried out.

Inline strainers if fitted on the supply to TMV tap outlets should be cleaned on a regular basis as these are ideal areas for bacteria proliferation.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Mansel Park Primary School</b>		Ensure the duty holder, responsible persons and deputies contact details are recorded within the logbook documentation.	<b>5</b>
		Ensure the logbook documentation is maintained in a good order at all times.	<b>5</b>
		Investigate all possible deadleg pipe work in the old water storage tank room and remove if found to be live.	<b>5</b>
		Start monthly temperature monitoring of the hot water calorifier flow and return and record in the logbook documentation. Ensure calorifier when switched on reaches 60.0°C for at least one hour prior to be used.	<b>5</b>
		Ensure all local water heaters remain switched on and are set to store hot water at 60.0c if capacity is above 15 litres.	<b>5</b>
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	<b>3</b>
		Maintain and service all TMVs where fitted as recommended by the manufacturers and record when carried out.	<b>3</b>
		Clean and descale tap outlets on a regular basis.	<b>3</b>
		Audit logbook at least on an annual basis and record when carried out.	<b>3</b>

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.