

Maytree Infants & Nursery School Review Report 31st July 2017

This Legionella review survey was carried out on the 31st July 2017; there was seen to be a water systems logbook in place for the school's water systems; the logbook has been issued by contractors Freeston Water Treatment who carry out the monthly Legionella control within the school; the logbook is located within the site manager's office in the first-floor flat area. The logbook was seen to be in a good order; monthly monitoring records seen have only recently been started in April 2017. It is understood that contractors Sealy Technical Services have been carrying out the monthly monitoring up until recently but the logbook issued by Southampton City Council could not be found and is believed to have been removed from the site.

The responsible person and deputy's names for the school have not been nominated and recorded in writing within the new logbook documentation; it should be ensured that contractor Freeston Water Treatment fill this out along with their information at the earliest opportunity. A risk assessment carried out by contractors Aquadition in 2013 was seen filed within a separate folder; this ideally should be filed within the new logbook documentation. Monitoring records seen at the time of this 2017 review were up to date as of June 2017; I would recommend this logbook be audited at least on an annual basis.

There were no hot water calorifier monitoring records seen at the time of this 2017 review; it is believed that temperature patches are going to be fitted to the flow and return pipe work to aid with monthly monitoring. It should be ensured that the calorifier be monitored even without these patches with the use of a surface probe on the flow and return pipe work.

The cold-water storage tanks within the school have now been removed along with all associated pipe work including the booster set pumps; this has removed the risk of stored water. The rising main rises within the boiler room area; all cold water within the school is now supplied directly from the mains water service; this also includes the supply to the hot water calorifier system.

Hot water storage within the school is by one Gemini hot water calorifier located within the boiler room; the calorifier is heated by a LTHW system boiler. The calorifier has factory fitted insulation located beneath the outer casing; the calorifier is fitted with a return system this has a single return pump fitted. There is an inline strainer fitted on the return pipe work; I would recommend this is cleaned on a regular basis as these are ideal areas for bacteria proliferation. As already mentioned the monthly flow and return temperatures have not been recorded for the last three months; this is not satisfactory and should be recorded each month. The hot water calorifier is now supplied directly from the mains water services via a pressure reducer; at the time of this 2017 review the calorifier system was shut down due to the school holiday period. When the system is put back into service it should be ensured the calorifier is heated to 60.0°C for at least one hour prior to being used.

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

Calorifier Flow System Shut Down.

Calorifier Return System Shut Down.

The old fortic type calorifier which was located within the first-floor flat area has now been removed along with all associated pipe work; the flat hot water is now supplied from the main calorifier system.

There are three Ariston type local water heaters fitted within the nursery area classrooms and toilet 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°c.

There was still seen to be deadleg pipe work within Maytree Infants & Nursery School these were noticed in the following areas:

- Deadleg pipe work seen in the boiler room on the mains water services. See Drawing No.1.
- Deadleg pipe work was seen in areas 26 and 27 old disabled and toilet areas. See Drawing No.5.
- Deadleg pipe work was seen in area 62 above the washing machine. See Drawing No.8.
- Deadleg pipe work was seen in area 59 toilet area by washing machine. See Drawing No.8.
- Deadleg pipe work was seen in the shower room. See Drawing No.9.
- Deadleg pipe work was seen in the flat area in the old bathroom area. See Drawing No.10.

The showerhead in the nursery shower room has been removed as it is not used; the shower is being flushed on a weekly basis by the site manager and this is being recorded when carried out.

Many areas within the school are fitted with TMVs (Blender Valves) these should be serviced and maintained to manufacturer's recommendations. I was informed by the site manager that a regime is in place where all TMVs have been numbered and tagged and all are serviced and maintained on a six-monthly basis; this is recorded when carried out; this was last carried out in February 2017.

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

		Remedial / Recommendations	Priority
Maytree Nursery & Infants School		Details of the responsible persons and deputies along with contactors carrying out monitoring should be recorded within the new logbook documentation.	5
		Remove all deadleg pipe work where practicable.	5
		Start monitoring hot water calorifier flow and return temperatures on a monthly basis and record in the logbook documentation.	5
		Ensure water heaters where fitted with no greater than 15 litres capacity should operate at 50° - 60°c when switched on.	5
		Continue to flush all infrequently used outlets at least on a weekly basis and record when carried out.	3
		Continue to maintain and service all TMVs (Blender Valves) as recommended by the manufacturers.	3
		Audit logbook at least on an annual basis; 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.