

## **Newlands Primary School Review Report 26<sup>th</sup> January 2017**

This Legionella review survey was carried out on the 26<sup>th</sup> January 2017; there was seen to be a water systems logbook in place for the schools water systems; this was seen filed in the site manager's office area. The responsible person and deputy for this school have been nominated and recorded within section 2 of the logbook documentation. The logbook was seen to be in a good order and was seen to have been audited last in October 2015; I would recommend the logbook be audited at least on an annual basis. The monitoring records were seen to be up to date as of January 2017; the risk assessment carried out in 2013 was seen filed within section nine of the logbook documentation.

I was informed by the site manager that weekly flushing is being carried out on infrequently used outlets including the shower and recorded onto the computer system when carried out; I would recommend cleaner's room 112 is added to the weekly flushing regime as this area is being used for storage. The showerheads are being cleaned and disinfected on a quarterly basis; this was seen to have been carried out last in January 2017; this is recorded when carried out.

There is a duplex water softener located within the main plant room this is being serviced and maintained by contractors Goodwater; this was last carried out in May 2016. These contractors also clean and disinfect the cold water storage tank which was last cleaned and disinfected in April 2016; the certification was seen in the site manager's office.

Cold water storage is by a single tank located at height within the plant room area; this tank serves the cold water down service to the three pump booster set which in turn serves the hot water calorifier and boosted cold water to the school. The tank is of GRP construction and is fitted with integral insulation; the tank has a screened vent and screened overflow pipe work. There is no crossflow of water through this tank; it was recommended that a sparge pipe be fitted to create a crossflow of water; this has not been carried out.

Internal inspection proved there to be slight sediment on the base of the tank; the tank was last cleaned and disinfected in April 2016; I would recommend the tank be cleaned and disinfected annually if required.

The water storage temperature at the time of this 2017 review was;

**Water Storage Tank                    7.9°C This is Satisfactory**



There are many water outlets within this school; weekly flushing of infrequently used outlets is being carried out and recorded on the computer when carried out; this should continue.

Ensure all taps are cleaned and descaled on a regular basis to help maintain a good flow of water through the outlets and system.

TMVs and TMV taps are fitted within the school; TMVs should be serviced and maintained as recommended by the manufacturers; no record was seen for this at the time of this 2017 review.

The duplex water softener should continue to be serviced and maintained in line with the manufacturer's recommendations; continue to check water quality and record in logbook.

Air conditioning / air handling units are being serviced and maintained by contractors Corrigenda; this was last carried out in December 2016; records for this were seen filed in the site manager's office.

Clean inline strainers (e.g on the incoming mains cold water riser) / inline prior to TMV taps on a regular basis or as recommended by the manufacturers.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Newlands Primary School</b>		Continue to carry out monthly temperature monitoring and record in logbook.	<b>3</b>
		Continue to clean and disinfect cold water storage tank and continue annually if required.	<b>3</b>
		Consider fitting a sparge pipe in the cold water storage tank to help create a cross flow of water through it; or replumb pipe work.	<b>3</b>
		Open and flush through water softener by-pass on a regular basis to prevent deadleg pipe work.	<b>3</b>
		Continue to clean and disinfect showerheads quarterly and record.	<b>3</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>
		Clean any inline strainers on a regular basis or as part of a maintenance schedule.	<b>3</b>
		Maintain and service TMVs (Blender Valves) as recommended by the manufacturers.	<b>3</b>
		Air conditioning / air handling units where fitted should continue to be serviced and maintained to the manufacturer's recommendations; all condensate trays and traps (if fitted) should be cleaned and disinfected at service schedule regimes that should be in place.	<b>3</b>
		Continue to service and maintain the duplex water softener.	<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.