

Sembal House Review Report 16th August 2017

This Legionella review survey was carried out on the 16th August 2017; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the reception office area. The logbook was seen to be in a good order; but consideration should be given into archiving the old log sheets to provide better access. The responsible person and deputy have been nominated in writing within section two of the logbook documentation; I have been informed the nominated responsible person has changed therefore this must be updated in the logbook. The logbook does not appear to have been audited since September 2013; I would again recommend the logbook be audited at least on an annual basis.

The monitoring records were seen to be up to date as of August 2017; the risk assessment carried out in 2013 was seen filed within section nine of the logbook documentation. The monitoring records seen indicated that the cold-water temperatures are just below the recommended 20.0°C in July and August probably due to seasonal weather conditions; ensure a good turnover of cold water is maintained within the building.

Cold water within Sembal House is supplied directly from the mains water services which appears to rise behind the panelling in the accessible ladies' toilet area; the main serves all cold-water outlets, drinking water cooler, shower, calorifier and local water heaters.

Hot water within Sembal House is by two hot water calorifiers; there are also local water heaters fitted within the building. The ACoP L8 and HSG 274 part 2 recommend that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c. Water heaters with greater than 15 litres capacity should be storing water at 60°c.

The main hot water calorifier is a Hamworthy type with a capacity of 315 litres located within the main plant room area; the calorifier is gas fired and has factory fitted insulation located beneath the outer casing. The calorifier has a return system this is fitted with a single return pump; the distribution and return pipe work along with the mains water pipe work is well insulated to help prevent heat gain / loss. Records seen indicates that the calorifier storage and return temperatures are normally satisfactory.

Hot water storage and return temperatures at the time of this 2017 review were:

Main Calorifier Storage 62.0°C This is Satisfactory

Main Calorifier Return 55.0°C This is Satisfactory

The second hot water calorifier is located within a store room area; the calorifier is a Santon Premier type with a capacity of 115 litres and is heated by two electric elements. The calorifier has factory fitted insulation beneath the outer casing; there is no return system fitted to this calorifier. This calorifier serves the laundry area only; records seen indicates that the calorifier storage temperature is normally satisfactory.

Hot water storage temperature at the time of this 2017 review was:

Laundry Calorifier Storage 60.0°C This is Satisfactory

TMVs (Blender Valves) are fitted at most outlets in Sembal House; the TMVs are being serviced and adjusted on a six-monthly basis; this was last carried out in March 2017 and was seen recorded within section six of the logbook documentation.

I was informed the single shower within the building is used on a regular basis and is also being flushed daily. The showerhead is being cleaned and descaled on a quarterly basis; this was last carried out in July 2017 this was seen recorded within the logbook documentation.

It should be ensured that all water outlets within the building all get regular use and if not should be put on a weekly flushing regime.

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
Sembal House		Update the responsible person details in section 2 of the logbook as this has now changed.	5
		Continue with monthly temperature monitoring	3
		Continue to flush infrequently used outlets at least on a weekly basis and recorded when carried out.	3
		Continue to clean and descale shower at least on a quarterly basis or at the rate of fouling.	3
		Continue to service and adjust all TMVs on a six-monthly basis; or at least as recommended by the manufacturers.	3
		Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems and prevent aerosol creation.	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.