

Shirley Warren Primary School Review Report 4th January 2017

This Legionella review survey was carried out on the 4th January 2017; there was seen to be a water systems logbook in place for the schools water systems; this was seen filed at the school reception desk. The logbook was seen to be in a fair order; the responsible persons and deputies names for this school have been nominated in writing within section 2 of the logbook documentation. The logbook does not appear to have been audited since January 2014; I would recommend this is carried out at least on an annual basis. The monitoring records were seen to be up to date as of December 2016; I was informed by the site manager that flushing is carried out and recorded in a separate logbook. The original risk assessment for this school was not seen filed within the logbook documentation; I would recommend this be located.

Since the previous review there has been an extension built on the first floor which accommodates year 6; there are sinks in each classroom area; I was informed the hot water for these areas comes from the combination boiler in the parent suite on the ground floor.

At the time of this 2017 review the water heater serving the shower and toilet area in Chestnut Wing was found to have very low storage temperature; the red light on the heater was operational which suggests a faulty thermostat; I would recommend this be investigated at the earliest opportunity and the water heater set to store hot water at 60.0°C.

The showerhead in Chestnut wing toilet area is being cleaned and descaled on a quarterly basis; this was recorded as last being carried out in October 2016.

Hot water within Shirley Warren Primary School is by local water heaters and a combination boiler; these are sited in various areas around the school; temperatures taken at random at the time of this 2017 review proved the water heaters to have good storage temperatures with the exception of the Chestnut wing toilet / shower water heater previously explained.

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 seen to be deadleg pipe work within Shirley Warren Primary School this was again noticed in the following area:

- The hot and cold water pipe work to and from the local water heater in the ground floor Chestnut wing area has deadleg pipe work; I would again recommend removal. See drawing No.12.

Many outlets within the school are fitted with TMVs (blender valves) these should be serviced and maintained to manufacturer's recommendations; no records were seen for this at the time of this 2017 review.

It should be ensured that they all water outlets get regular use; all infrequently used outlets 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 are maintained in a good clean condition and free from scale build up; scale can act as a nutrient for the proliferation of bacteria.

| | | Remedial / Recommendations | Priority |
|--------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Shirley Warren Primary School | | Locate original risk assessment and file in logbook documentation. | 5 |
| | | Remove deadleg pipe work | 5 |
| | | Investigate Chestnut wing local water heater thermostat for correct operation; replace if required and set to store hot water at 60.0°C. | 5 |
| | | Continue to carry out monthly temperature monitoring and record in logbook. | 3 |
| | | Ensure shower is used on a regular basis and the shower head is continued to be cleaned and descaled at least on a quarterly basis. | 3 |
| | | Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays. | 3 |
| | | Ensure all tap outlets are cleaned and are free from any scale build up on a regular basis. | 3 |
| | | Maintain and service TMVs (blender valves) as per manufacturer's recommendations. | 3 |
| | | Audit logbooks at least on an annual basis; consider removing old log sheets and archive to allow better access to logbook. | 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.