

Sholing Community Centre Review Report 9th January 2017

This Legionella review survey was carried out on the 9th January 2017; there was seen to be a water systems logbook in place for the centres water systems; the logbook was seen to be in a good order and was seen filed in the metal cabinet by the main kitchen. The monitoring records were seen to be up to date as of January 2017; the responsible person and deputy for this community centre were seen recorded within section two of the logbook documentation; the logbook was seen to have last been audited in February 2015; I would recommend the logbook be audited at least on an annual basis. The original risk assessment for the centre was seen filed at the rear of the logbook documentation.

Since the 2015 review the capped off pipe work in the toilet areas at the rear of the stage have been removed; these toilet areas are still redundant and are no longer live. All outlets within the community centre appear to have a good usage as the centre is open daily; the water heaters within the toilet areas were not seen switched on at the time of this 2017 review and are only flushed through on a monthly basis when monitoring is carried out.

The mains water pipe work within the centre was seen to rise within the store room area at the rear of the stage; this was seen to be galvanised metal although some copper pipe work is fitted on the system; there is still no insulation fitted to any of the pipe work within the community centre. It was recommended in past reviews that the pipe work be insulated to help prevent possible heat gain; I would again recommend this. I would again recommend that all domestic water pipe work be replaced with copper or plastic / polyurethane pipe work as soon as is practicable.

Hot water within the community centre is by local water heaters supplied directly from the mains water services; there are small capacity local water heaters within all toilet and kitchen areas. The water heaters all have a capacity of 7 to 10 litres; these water heaters should operate at 50°C – 60.0°C. It was seen at the time of this 2017 review that all of the water heaters with the exception of the main kitchen were switched off; if the water heaters are not being used it should be ensured that they are all flushed through at least on a weekly basis; at present they appear to only be flushed monthly when monitoring is carried out. The storage temperature taken from the main kitchen water heater at the time of this review was found to be satisfactory.

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

It should be ensured that all water outlets within the centre including water heaters and outside tap 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.

There is no insulation fitted on the main pipe runs within the centre; I would recommend these be insulated to help prevent possible heat gain.

		Remedial / Recommendations	Priority
Sholing Community Centre		Ensure all local water heaters within the community centre operate at 50.0 – 60.0c when switched on.	5
		Flush all infrequently used outlets including water heaters and outside tap weekly and record when carried out.	3
		Insulate domestic water pipe work within the centre to help prevent possible heat gain.	3
		Replace all galvanised pipe work on the domestic water system as soon as is practicable.	3
		Audit logbook at least on an annual basis; consider archiving old record 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.