

Sinclair Primary School Review Report 6th January 2017

This Legionella review survey was carried out on the 6th 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 and was seen to be in a good order. The responsible persons and deputies names for the school were seen nominated in writing within section 2 of the logbook. The logbook was seen to have been audited last in January 2016; 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 December 2016. The original risk assessment for this school was not seen filed within the logbook documentation at the time of this 2017 review; I would recommend this be located.

There was seen to be ongoing refurbishments being carried out at the time of this review; the old shower and toilet area by reception are in the process of being refurbished with new pipe work and fittings; the shower and associated pipe work has been removed. I was informed that the kitchen area in the same location is also going to be refurbished and will become the new staff room; the old staff room will be converted to a new classroom area.

I was informed by the site manager that flushing is being carried out on a weekly basis and is being recorded within the routine check folder located within the site manager's office.

Hot water storage within Sinclair Primary School is by a State type hot water calorifier located within the boiler room; this calorifier has a capacity of 309 litres. The calorifier is gas fired; insulation is factory fitted located beneath the outer metal casing; the hot water system is fitted with a single return pump. The calorifier is fitted with a drain valve I would recommend this be purged to drain at least on an annual basis. The calorifier distribution pipe work still has some insulation missing; I would again recommend this be insulated to help prevent heat loss. Records seen at the time of this 2017 review indicate that the calorifier flow and return temperatures are usually satisfactory.

At the time of this 2017 review the hot water storage and return temperatures were:

Calorifier Flow 61.0°C This is Satisfactory.

Calorifier Return 56.0°C This is Satisfactory.

Hot water should be stored at 60.0°C and the return should be maintained at 50.0°C or more at all times.

The combination boiler located within the nursery kitchen area was found to have a low hot temperature of 46.0oC at the time of this review; hot water should achieve 50.0°C at the outlets or to the TMVs; I would recommend adjustment to achieve this. Records seen at the time of this review indicates the nursery hot water temperature is normally satisfactory.

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 at the time of this 2017 review to indicate this is being carried out.

There are many water outlets within this school it should be ensured that the weekly flushing regime continues on all infrequently used outlets. Flushing of water outlets should be carried out during long school holidays and shut down periods.

There is a water softener located within the main kitchen area. The water softener should be serviced and maintained to the manufacturer's recommendations.

There is an inline strainer fitted on the supply to the TMV in the nursery disabled toilet area; this should be cleaned on a regular basis as strainers are ideal areas for bacteria proliferation; no records were seen at the time of this review to indicate this is being carried out.

Ensure all tap outlets are cleaned and are free of scale build up on a regular basis.

		Remedial / Recommendations	Priority
Sinclair Primary School		Locate original risk assessment and file in logbook documentation.	5
		Continue to carry out monthly temperature monitoring and record in logbook.	3
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	3
		Ensure main kitchen water softener is serviced and maintained to the manufacturer's recommendations.	3
		Clean inline strainer to TMV in nursery toilet area 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.