

St Patricks Primary School Review Report 3rd January 2017

This Legionella review survey was carried out on the 3rd January 2017; there was seen to be a water systems logbook in place for the schools water systems; the logbook was seen filed in the main reception store room area. The logbook was seen to be in a good order; the responsible person and deputy's names for this school were seen nominated in writing within section 2 of the logbook documentation; the responsible person's details need updating as this has now changed. The logbook was seen to have been last audited in June 2015; 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. 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 has been some alterations within some classroom areas where water heaters have now been installed; a new classroom and toilets has also been built since the previous review; the outlets within the new classroom run of the main systems. The shower that was installed within the disabled toilet area has now been removed along with the associated pipe work.

The deadleg pipe work highlighted in the previous review has been removed; there is now new deadleg pipe work again within the main kitchen area where the steriliser has been removed and also at height; I would recommend these deadlegs be removed.

I was informed by the site manager that flushing is being carried out but not on a dedicated weekly basis and is also not being recorded; I would recommend this is carried out weekly and also be recorded when carried out.

Hot water storage within St Patricks Primary School is by one Andrews hot water calorifier located within the plant room. The calorifier is gas fired and has a capacity of 276 litres; insulation is factory fitted located beneath the outer metal casings. The hot water calorifier is fitted with a return system; this has a single circulating / return pump fitted and is located to the side of the hot water calorifier. The calorifier is fitted with a drain valve at the base of the vessel; I would recommend this be purged to drain at least on an annual basis. There are no temperature gauges fitted on the flow and return pipe work to aid monthly monitoring. Distribution and return pipe work within the plant room was seen to be well insulated.

At the time of this 2017 review the hot water calorifier storage and return temperatures were found to be satisfactory; records seen within the logbook documentation at the time of this review indicate that the flow and return temperatures are normally satisfactory.

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

Calorifier Flow	60.0°C This is Satisfactory.
Calorifier Return	56.0°C This is Satisfactory.

There are local water heaters fitted within some areas of the school; 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. The large water heater serving the toilets at the bottom of the school should be adjusted to store hot water at 60.0C.

There was seen to be deadleg pipe work within St Patricks Primary School this was seen in the following area:

- The hot water pipe work beneath the sink unit in the main kitchen area where the steriliser has been removed; I would recommend removal. See drawing No.10.
- The mains cold water pipe work seen at height above the sink unit has been capped off; recommend removal. See drawing 10.

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 review to indicate this is being carried out.

There are many water outlets within this school it should be ensured that they all get regular use or should be put on a weekly flushing regime; one wash basin within the reception block building disabled toilet is not being used and creating deadleg pipe work. Flushing of water outlets should be carried out during long school holidays and shut down periods.

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

		Remedial / Recommendations	Priority
St Patricks Primary School		Remove deadleg pipe work.	5
		Ensure large water heater located in the cupboard space serving toilet area at bottom of school is adjusted to store hot water at 60.0C.	5
		Continue to carry out monthly temperature monitoring and record in logbook.	3
		Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	3
		Maintain and service TMVs (blender valves) as per manufacturer's recommendations.	3
		Ensure all tap outlets are cleaned and are free of scale build up on a regular basis.	3
		Audit logbook at least on an annual basis; again I would consider archiving the old log sheets which are filed in the logbook documentation to help access records.	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.