

Start Point Sholing Review Report 2nd March 2017

This Legionella review survey was carried out on the 2nd March 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; the responsible persons and deputies names were both seen nominated and recorded within section 2 of the logbook documentation. The original risk assessment was seen filed within section 10 of the logbook documentation at the time of this review but most of it was missing; I would recommend the complete risk assessment be located. The logbook was seen to have been last audited in June 2016; the monitoring records were seen to be up to date as of February 2017. I would again recommend that all the old log sheets within the logbook be removed and archived; this would increase space within the logbook and aid better access in the logbook.

Flushing is being carried out on infrequently used outlets within the building and showers; this is being recorded within the front of the logbook documentation; this was seen to be up to date as of 16th February 2017. The showerheads within the disabled toilet and nappy changing room are being cleaned and descaled at least on a quarterly basis; this was seen recorded as last being carried out in January 2017.

There have been some refurbishments carried out since the last review; the toilet areas in Springwell classroom have been altered and is now a disabled and normal toilet area; Squirrels classroom toilet has also had a WC removed. The long pipe runs in Springwell classroom running at height have now been insulated to help prevent heat gain / loss.

The deadleg pipe work which has been highlighted in the last two reviews has been acted upon; it was seen some deadlegs have been removed or cut back to the nearest live points. Some deadlegs highlighted have not been able to be removed due to access and isolating problems when attempting to be carried out; these have been highlighted again in this report.

It was noticed that the sinks within Springwell classroom area have both been isolated creating deadleg pipe work; there is a drinking fountain in Hedgehog toilet area again this has been isolated creating deadleg pipe work; if these outlets are not required then they should be removed along with all associated pipe work.

Hot water storage within Start Point Sholing is by one Andrews type 145ltr calorifier located within the boiler room. 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 return temperature recorded at the time of this 2017 review was found to be slightly low; this has been reported to Southampton City Council.

Distribution pipe work within the boiler room is insulated in most areas but some insulation was still seen to be missing; I would again recommend all hot water pipe work be insulated. Records seen at the time of this 2017 review indicate that the storage and return temperatures have been low for the past two months; this has been reported to Southampton City Council on fault sheets 5737 and 5744; I would recommend this be addressed at the earliest opportunity.

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

Calorifier Flow 53.4°C This is Not Satisfactory.

Calorifier Return 49.0°C This is Not Satisfactory.

Hot water should be stored at a minimum of 60.0°C and the return maintained at a minimum of 50.0c or more at all times; I would recommend adjustment be made at the earliest opportunity.

There was still seen to be some deadleg pipe work within Start Point Sholing these were noticed in the following areas:

- There is a small deadleg on the hot water distribution pipe work in the boiler room. See drawing No.1
- The training hall mixed toilet has two deadlegs but one has been cut back close to the live pipe work. See drawing No.2.
- The two sinks in Springwell classroom have been isolated creating deadleg pipe work. See drawing 3.
- The drinking fountain in Hedgehog toilet area has been isolated creating deadleg pipe work. See drawing No.8
- The shower within the disabled toilet is not used therefore creating deadleg area on the water systems, continue flushing at least weekly. See drawing No.6.
- There is deadleg pipe work on the cold main in the Rabbit classroom toilet area; old supply to a removed drinking fountain. See drawing No.7

Many outlets within the sure start building are fitted with TMVs (Blender Valves) these should continue to be serviced and maintained to manufacturer's recommendations. Records seen indicate this is being carried out on a six-monthly basis; this was last carried out in January 2017.

The sinks within Springwell classroom area even though isolated creating deadleg areas are still served by a TMV; the pipe run exceeds more than 2 metres to the outlets including the kitchen area.

There are many water outlets within this building; it should be ensured that all outlets get regular use and if not should be put on a weekly flushing regime. Flushing is being carried out and is recorded in the front of the water systems logbook.

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
Start Point Sholing		Locate the complete original risk assessment and file within the water systems logbook documentation.	5
		Address hot water calorifier low storage and return temperatures; adjust to store hot water at a minimum of 60.0°C and maintain a minimum of 50.0°C on the return.	5
		Remove deadleg pipe work where practicable.	5
		Ensure all domestic water long pipe runs be insulated to help prevent heat gain / loss.	3
		Continue to clean and descale showerheads at least on a quarterly basis or as required.	3
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and holiday periods.	3
		Ensure all tap outlets are kept clean and free of scale build up to maintain a good flow of water through systems and prevent aerosol creation.	3
		Continue to service and adjust TMVs on a six-monthly basis or as recommended by the manufacturers.	3
		Continue to 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.