

Sure Start Thornhill Review Report 14th August 2017

This Legionella review survey was carried out on the 14th August 2017 there was seen to be a water systems logbook in place for the buildings water systems; the logbook was seen filed within the main office at reception. The logbook was seen to be in a good order; the responsible persons and deputies' names were not seen nominated and recorded within section 2 of the logbook documentation; I would recommend this be completed. The risk assessment carried out in 2015 was seen filed within section 9 of the logbook documentation; the logbook was seen to have been last audited in April 2016; 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 August 2017. No flushing records were seen recorded within the logbook documentation at the time of this 2017 review.

There has been some remedial works carried out since the 2015 risk assessment; the TMV that was located within the ceiling void and was serving the staff toilet areas has now been removed and individual TMVs have been fitted at each outlet therefore reducing the length of reduced water temperature pipe work; this was carried out in March 2016 and is recorded in the logbook documentation. The domestic water pipe work beneath the wash basins in the pre-school and community classroom toilet areas has been insulated to help prevent heat gain / loss.

TMVs are fitted within the sure start building and are being serviced and adjusted on a six-monthly basis; this was seen recorded in section 6 of the logbook documentation and was last carried out in July 2017.

Hot water storage within the sure start building is by a single Megaflow type calorifier with a capacity of 170 litres; the calorifier is located within the boiler house area at the rear of the building. The calorifier is heated by the LTHW system and has factory fitted insulation located beneath the outer metal casing; the calorifier has a return system this has a single return pump fitted. The calorifier is supplied directly from the mains water service via a pressure reducer; there are temperature gauges fitted on the flow and return pipe work to aid with monthly monitoring.

At the time of this 2017 review the calorifier storage temperature was found to be good; records seen within the logbook indicate that the storage and return temperatures are normally satisfactory.

The return pump pipe work had a build-up on it indicating there has probably been leaking at the pump fitting; ensure the pump is no longer leaking and clean pipe work and fittings.

Hot water storage and return temperatures at the time of this 2017 review were:

Calorifier Storage	60.0°C	This is Satisfactory
Calorifier Return	50.0°C	This is Satisfactory

ACoP L8 recommends hot water should be stored at no less than 60.0°C and the return where fitted maintain 50.0°C or more at all times.

The quick fill for the heating system in the plant room area has a small deadleg pipe work; although it is not practicable to remove this pipe work it should be opened and flushed through on a regular basis.

All TMVs should continue to be serviced and maintained to manufacturer's recommendations and recorded when carried out.

Infrequently used outlets should be flushed at least on a weekly basis and recorded when carried out.

Clean and descale all tap outlets on a regular basis to help maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
Sure Start Thornhill		Ensure responsible person and deputy are nominated and recorded in section 2 of the logbook documentation.	5
		Inline strainer fitted on the rising main within the boiler room should be cleaned on a regular basis as part of a maintenance schedule.	3
		Flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and holiday periods.	3
		Clean and descale all tap outlets on a regular basis to maintain a good flow of water through systems and prevent aerosol creation.	3
		Continue to maintain and service TMVs on a six-monthly basis or as manufacturer's recommendations.	3
		Audit logbook at least on an annual basis.	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.