

Swaythling Community Centre Review Report 1st February 2017

This Legionella review survey was carried out on the 1st February 2017; there was seen to be a water systems logbook in place for the community centre water systems; this was seen filed within the metal cabinet in the ground floor office area. The logbook was seen to be in a good order; the responsible person and deputies have been nominated within the logbook documentation but I was informed these people are no longer in those positions; I would recommend these be updated with the correct personnel. The logbook has no record of being audited since April 2013; I would recommend this be carried out at least on an annual basis. The monitoring records were seen to be up to date as of January 2017. No flushing is being carried out as I was informed that all outlets are now well used. The original risk assessment was seen filed within section 10 of the logbook; although this only appeared to be some of the assessment and not the whole report.

There has been remedial works carried out since the last review in 2015; the deadleg pipe work and areas highlighted in the previous report have now been removed; this was carried out by contractors Corrigenda and was carried out in August 2016. The infrequently used outlets in the store room and the old garage areas have been isolated and the pipe work has been disconnected from the live systems in the store room area. There has been a new isolating stop valve fitted to the rising main within the disabled toilet area; I would suggest that access be made to this stop valve in case of emergencies.

The domestic water pipe work was still seen to be running with or above heating pipe work within the ladies and gents toilets on the ground floor this has still not been insulated to help prevent heat gain / loss.

I was informed by site staff that they will purchase insulation and this will be fitted to this pipe work in the very near future.

The water flow at some outlets reported in the 2015 review to have very poor water flow especially on the first floor; this has now been rectified and water flow was seen to be good at all outlets.

There is a cold water storage tank located above the first floor toilet area; the tank is of GRP construction and has integral insulation fitted. The inlet and outlet are opposed therefore there is a good cross flow of water through this tank. Upon internal inspection of the water tank it was proved to be in a good condition with only very slight sediment on the base of the tank. This water storage tank was last cleaned and disinfected in July 2016; I would recommend this be continued annually if required.

The cold water storage tank still has an open vent pipe still returning to it; I would again recommend the vent pipe work be re-routed to a drain via a tundish.

The storage temperature of the water at the time of this review was;

Water Storage Tank 14.1°C This is Satisfactory.

Hot water within the community centre is by one horizontal type calorifier heated by the LTHW system. The calorifier has factory fitted insulation located beneath the outer metal casing. The calorifier system is fitted with a single circulating / return pump; and is supplied from the cold water storage tank. At the time of this 2017 review the storage temperature was found to be slightly low; this could be because one of the heating boilers is out of action awaiting repair. The calorifier is fitted with a drain I would recommend this be purged at least on an annual basis.

Records seen at the time of this 2017 review indicate that the calorifier storage and return are normally satisfactory; January 2017 monitoring records indicate no hot water as the smart gas meter was being installed and therefore no hot water was available.

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

Calorifier Storage	56.0°C This is Not Satisfactory
Calorifier Return	52.0°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 wash basin outlets in the ground floor ladies toilet cubicles still exceed more than 2 meters from the TMV (Blender Valve).

The domestic water pipe work within both ladies and gents ground floor toilets runs with or above heating pipe work and is boxed in; I would again recommend this pipe work is either re-routed or at least insulated to help prevent heat gain.

TMVs (Blender Valves) are fitted in the community centre 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.

It should be ensured that all water outlets within the community centre all get regular use and if not should be put on a weekly flushing regime and recorded when carried out.

Scale build up was seen on some tap outlets within the community centre; ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems and prevent aerosol creation.

		Remedial / Recommendations	Priority
Swaythling Community Centre		Responsible persons and deputies names and details should be updated with the relevant personnel within section 2 of the logbook documentation. Locate complete copy of original risk assessment and file in logbook.	5
		Ensure hot water calorifier maintains 60.0°C storage temperature; adjust if necessary.	5
		Continue to clean and disinfect cold water storage tank on an annual basis if required	3
		Flush any infrequently used outlets weekly and record when carried out.	3
		Re-route returning open vent pipe work from cold water storage tank to a drain via a tundish.	3
		Insulate domestic water pipe work running with or above heating pipe work in ground floor ladies and gents toilets areas to prevent possible heat gain.	3
		Maintain and service TMVs (Blender Valves) as per manufacturer's recommendations.	3
		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.