The Warren Centre
Review Report 5th January 2017

This Legionella review survey was carried out on the 5th January 2017; there was seen to be a water systems logbook in place for the centres water systems; the logbook was found lying on top of a cabinet in the main kitchen area. The responsible persons and deputies names for the centre were seen nominated in writing within section 2 of the logbook; the logbook appears to have not been audited since November 2013; 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 the Warren Centre was not seen filed within the logbook documentation at the time of this 2017 review; I would recommend this be located.

TMVs (Blender Valves) fitted within the Warren Centre are being serviced and adjusted on a six monthly basis; this was seen recorded within section 6 of the logbook documentation; this was last carried out in August 2016.

The cold water storage tank serving the Warren Centre hot water calorifier is located within Shirley Warren Primary School above the nurture room on the first floor. The storage tank is of GRP sectional construction and has integral insulation. The inlet and outlet are opposed therefore there is a good cross flow of water through this tank. The calorifier open vent pipe work was seen to be still returning to this tank; I would again recommend this be re-routed to a drain via a tundish. Internal inspection of the water tank proved there to be slight sediment on the base of the tank; the water tank was last cleaned and disinfected in February 2014. I would recommend the storage tank be cleaned and disinfected and continued annually if required.

Cold Water Storage Tank Water Temperature 9.3°C This is Satisfactory

Hot water storage within the Warren Centre is by one Santon hot water calorifier located within Shirley Warren Primary School boiler room; the calorifier has a capacity of 250 Litres. The calorifier is heated by the LTHW system boilers and also has a single electric element to the base of the vessel; insulation is factory fitted located beneath the outer metal casing. The calorifier has a return system this is fitted with a single return pump; the calorifier also has a de-stratification pump fitted; this was seen to be operational at the time of this 2017 review. The calorifier is fitted with a drain valve I would recommend this be purged to drain on a regular basis.

At the time of this 2017 review the calorifier storage and return temperatures were found to be satisfactory; records seen indicate that the hot water storage and return temperatures are normally satisfactory although the calorifier was adjusted in November 2016.

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

Calorifier Flow	**63.0°C**	**This is Satisfactory.**
Calorifier Return	**51.0°C**	**This is Satisfactory.**

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

There was seen to be deadleg pipe work within the Warren Centre this was noticed in the following area:

- There is still a small deadleg on the hot water return pipe work within the plant room. See drawing No.1.

TMV blender valves where fitted should continue to be serviced and maintained to manufacturer's recommendations; this was seen to be last carried out in August 2016 and recorded in the logbook documentation.

Any infrequently used outlets within the Warren Centre should flushed on a weekly basis and recorded when carried out; no records were seen within the logbook documentation for flushing of water outlets at the time of this review.

There is no insulation fitted on the pipe work within the ceiling voids within the centre; I would recommend this be insulated to help prevent heat gain / loss.

Ensure all tap outlets are kept clean and free from scale build up to maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
The Warren Centre		Locate original risk assessment and file in logbook documentation.	**5**
		Remove any deadleg pipe work.	**5**
		Flush all infrequently used outlets weekly and record when carried out.	**3**
		Clean and disinfect cold water storage tank and continue on an annual basis if required.	**3**
		Re-route open vent pipe work from the water storage tank to a drain via a tundish.	**3**
		Insulate water pipe work within the ceiling voids to help prevent heat gain / loss.	**3**
		Continue to service TMVs (Blender Valves) as per manufacturer's recommendations.	**3**
		Audit logbook 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.