

## **Westgate Hall Review Report 6<sup>th</sup> March 2017**

This Legionella review survey was carried out on the 6<sup>th</sup> March 2017; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed in the metal cabinet near the front door; the logbook was seen to be in a fair order. The responsible persons and deputies for this building have now been nominated and recorded in writing within section 2 of the logbook documentation. The logbook was seen to have been last audited in July 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 February 2017. The original risk assessment for Westgate Hall was not seen filed within the logbook documentation; I would recommend this be located and filed in the logbook.

Weekly flushing of all water outlets is being carried out in the building; the hall is infrequently used during the winter months; the flushing is being recorded on compliance record sheets and is then forwarded to the info exchange.

The cold-water service within this building is supplied directly from the mains water service which appears to rise beneath the kitchen sink by the main door; all pipe work seen was copper this still has insulation missing in some areas at low level. I would again recommend all domestic pipe work be insulated at low level as this building is very cold in the winter months.

There is trace heating fitted to the hot water distribution pipe work; at the time of this review it was seen to be switched on but the wiring was cold; I would recommend this be investigated for correct operation; I would recommend the trace heating be set to maintain 50.0°C or more at all times.

Hot water storage within the hall is by the single local water heater located within the roof void area above the ladies' toilet; this water heater serves all hot water outlets within the building; the water heater appears to be a Sadia Multipoint type with an approximate capacity of 30 litres. At the time of this 2017 review the hot water temperature recorded at several outlets was found to be satisfactory; monitoring records indicate hot water temperatures are normally satisfactory. The hot water from the first-floor sink outlet at the time of this review only achieved 25.5°C; records seen indicate this is normally satisfactory.

It should be ensured that all water outlets within the building all get regular use and if not should continue to be flushed on a weekly basis.

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

TMV tap (Blender Valves) in the accessible toilet should be serviced and maintained to the manufacturer's recommendations; the inline strainers fitted prior to the tap should also be cleaned on a regular basis; no records were seen at the time of this 2017 review to indicate this is being carried out.

		<b>Remedial / Recommendations</b>	<b>Priority</b>
<b>Westgate Hall</b>		Locate the original risk assessment and file within the logbook documentation.	<b>5</b>
		Investigate Trace heating for correct operation; ensure it maintains 50.0°C or more at all times; at the time of this 2017 review it was found to be cold even though switched on.	<b>5</b>
		Continue to carry out monthly monitoring and record.	<b>3</b>
		Continue to flush all infrequently used outlets weekly and record in logbook when carried out.	<b>3</b>
		Maintain and service the accessible toilet TMV tap as recommended by the manufacturers; clean the inline strainers fitted prior to the TMV tap on a regular basis.	<b>3</b>
		Ensure all domestic water pipe work at low level be insulated to help prevent heat loss/ gain.	<b>3</b>
		Continue to audit logbook at least on an annual basis; consider archiving old log.	<b>3</b>

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.