

Woolston Community Centre Review Report 16th January 2017

This Legionella review survey was carried out on the 16th January 2017; there was seen to be a water systems logbook in place for both the pre-school and the community centre. The community centre logbook was seen filed within the reception office; the responsible person and deputy have both been nominated in writing and recorded within section two of the logbook. The pre-school logbook was seen filed within the metal cabinet in the plant room area of the building; again both the responsible person and deputy have been nominated in writing and recorded in section two of the logbook; both logbooks were seen to be in a good order.

Both logbooks have records of being audited; the pre-school logbook was last audited in April 2016 and the community centre logbook was last audited in June 2016; the risk assessments for both the community centre and pre-school buildings were not seen filed within the logbook documentation; I would recommend these be located. Monthly monitoring were seen to be up to date as of January 2017.

There was seen to be two very small deadlegs beneath the kitchen sink within the pre-school building; I would recommend these be removed. There is a sink within the art room in the community centre that is not being used thus creating deadleg pipe work; this outlet should be flushed at least on a weekly basis and recorded when carried out. There has recently been a new combination boiler installed within the boiler room in the pre-school building; records indicate that hot water temperatures are satisfactory; there is no hot water storage within the combination boiler; the water is heated on demand.

Hot water storage within the community centre is from the single Andrews type hot water calorifier located within the boiler room; the calorifier is supplied directly from the mains water service via a pressure reducer and has a storage capacity of 200 litres. The calorifier is heated by the LTHW system boiler located adjacent to the calorifier; the calorifier has factory fitted insulation located beneath the outer casing.

The calorifier system is fitted with a return; this was seen to have a single return / circulating pump fitted. The hot water return should be maintained at 50.0c or more at all times; records seen at the time of this 2017 review indicate this is normally satisfactory.

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

Calorifier Storage	60.0°C	This is Satisfactory
Calorifier Return	58.0°C	This is Satisfactory

ACoP L8 recommends hot water should be stored at no less than 60.0°C. Hot water should achieve 50.0°C at the outlet or to the TMV within one minute.

There are also two local water heaters located within the hall and church road kitchen areas; it is recommended in the ACoP L8 and HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c.

There was seen to be small deadleg pipe work within the pre-school building this was seen in the following area:

- There are two small deadlegs beneath the kitchen sink in the pre-school building; recommend removal.
- The art room has one sink and outlet not being used thus creating deadleg pipe work; recommend this outlet is flushed weekly and recorded when carried out.

All tap outlets within the community centre and pre-school should be kept free of scale build up as ideal nutrient for bacteria proliferation; clean on a regular basis.

TMV's fitted within the community centre and pre-school should be serviced and maintained to the manufacturer's recommendations; no records were seen to indicate this is being carried out at the time of this 2017 review.

Ensure all inline strainers fitted on supplies to TMV taps within the community centre are cleaned on a regular basis or as part of a servicing schedule; these are ideal areas for bacteria proliferation.

Ensure the spray head within the community centre main kitchen is cleaned and descaled quarterly or as required and recorded when carried out; records seen indicate this was last carried out in 2013.

It should be ensured that all water outlets within the community centre and pre-school all get regular use and if not should be put on a weekly flushing regime. No records were seen for any flushing at the time of this review.

		Remedial / Recommendations	Priority
Woolston Community Centre & Pre-School		The original risk assessments for the pre-school and community centre should be located and filed within the logbook documentation.	5
		Remove deadleg pipe work.	5
		Flush any infrequently used outlets within the community centre and pre-school weekly and record when carried out.	3
		Ensure the spray head within the community centre main kitchen is cleaned and descaled quarterly or as required and recorded when carried out.	3
		Maintain and service TMVs (Blender Valves) in the community centre and pre-school as recommended by the manufacturers.	3
		Clean inline strainers fitted prior to TMV tap outlets regularly or as part of the servicing schedule.	3
		Audit community centre and pre-school logbooks 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.