

## 18 Melbourne Street Review Report 7<sup>th</sup> August 2018

This Legionella review survey was carried out on the 7<sup>th</sup> August 2018; there was seen to be a water systems logbook in place for the buildings water systems; the logbook is now being filed in the reception area. The responsible persons and deputy have been nominated in writing within the logbook documentation but I was informed these are no longer the correct personnel; ensure this is now updated to the correct personnel. The logbook was seen to have last been audited in December 2017; I would recommend this be carried out at least on an annual basis. The monitoring records for this building were seen to be up to date as of July 2018; there were no flushing records seen for infrequently used outlets at the time of this 2018. The 2014 risk assessment was seen filed within the rear section of the logbook documentation.

There has been little remedial works carried out within this building since the previous review; the deadleg pipe work highlighted in rooms 3 and 6 have been removed but the deadleg pipe work highlighted in the roof void, rooms 13 and 14 and the isolated F&E tank supply are still in place. I was informed that the first-floor kitchen area is now no longer being used and the water heater has been switched off thus creating deadleg pipe work. If the kitchen outlets are no longer required I would recommend removal along with all associated pipe work; at the very least these outlets should be flushed at least on a weekly basis.

The hot water within this building is supplied by local water heaters; all water heaters have a limited storage of no greater than 15 litres; these water heaters should operate at 50.0°C – 60.0°C. At the time of this review all water heaters checked proved satisfactory with the exception of room 15 which was set low at **35.0°C**; records seen indicate temperatures are normally satisfactory.

The mains water pipe work in this building which runs on the left-hand side and rises in room 15 is well insulated; the mains water pipe work which rises in the gent's toilet on the right-hand side of the building and runs in the roof void (access is limited in the roof void) has old possible hemp type insulation fitted which ideally should be replaced with a new WRAS approved type. The highlighted deadleg pipe work on this mains water service pipe work was still seen to be in place; I would again recommend removal.

The far end of the building ground floor ladies and gent's toilet areas are no longer being used and have now been disconnected from the live water system.

There were seen to be some deadleg pipe work within the building these were noticed in the following areas:

- There is capped off pipe work on the mains water service in the roof void close to the access hatch; I would recommend removal.
- There is capped off pipe work still in place in room 13 in the left-hand corner of the room; I would recommend removal.
- There is capped of pipe work still in place in the far-left hand corner of room 14 behind shelving; I would recommend removal.
- The F&E heating system water storage tank in the old first-floor old plant room area has now been isolated from the mains water service and the tank has been drained; creating deadleg pipe work on the live mains; I would recommend removal.

TMV blender valves are fitted in the building; these should be serviced and maintained to the manufacturer's recommendations.

Any infrequently used outlets within the building should be flushed at least on a weekly basis and recorded when carried out.

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

		Remedial / Recommendations	Priority
18 Melbourne Street		Update the responsible person and deputy within the logbook documentation to the correct personnel.	5
		Remove deadleg pipe work on the mains water pipe work where highlighted.	5
		If the first-floor kitchen outlets are no longer required remove along with all associated pipe work to remove deadleg pipe work.	5
		Flush all infrequently used outlets at least on a weekly basis and record when carried out.	3
		Insulate mains water pipe work running in the roof void on the right-hand side of building with a WRAS approved insulation.	3
		Clean and descale tap outlets on a regular basis.	3
		TMVs where fitted should be serviced and maintained to the manufacturers recommendation.	3
		Audit logbook at least on an annual basis and record when carried out.	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.