

315 Coxford Road Centre Review Report 19th June 2018

This Legionella review survey was carried out on the 19th June 2018; there was seen to be a water systems logbook in place for the centres water systems; this was seen filed within the main reception office area. The responsible person and deputies for the centre have now been nominated and recorded in section two of the logbook documentation. The logbook was seen to be in a good order and was up to date as of June 2018; the last audit was carried out on the logbook in December 2017. The 2016 risk assessment was seen filed within section nine of the logbook documentation.

The deadleg pipe work which was highlighted in the 2016 risk assessment was still seen to be in place; there is also some possible deadleg pipe work also seen within the ground floor kitchen room 36 that should be investigated to determine if still live.

There is a single shower within the centre located in the ground floor accessible toilet area; the shower is being cleaned and descaled at least on a quarterly basis and was seen to have last been carried out in April 2018. It should be ensured the shower gets regular usage or should be flushed through at least on a weekly basis; no records were seen for any flushing at the time of this 2018 review.

The mains water pipe work was seen to be well insulated running at height on the ground floor; the mains water pipe work was seen to be running beneath the heating pipe work in the first-floor ladies toilet areas rooms 17 and 35; consider insulating this pipe work to prevent possible heat gain.

Hot water storage within the centre is by point of use local water heaters located within the kitchen areas and instantaneous water heaters located within all toilet areas. All local water heaters fitted have a maximum capacity of fifteen litres; the instantaneous water heaters do not store any water; the water is heated on demand when called for. It is recommended in the ACoP L8 and HSG 274 that water heaters with no greater than 15 litres capacity should operate at 50.0° – 60.0°C; at the time of this 2018 review the water heater temperatures were all found to be satisfactory.

The instantaneous water heaters do not achieve 50.0°C this was seen in the monitoring records; as these units have no stored water and are supplied directly from the mains water service and get good usage this decreases any risk.

There was seen to be deadleg pipe work within the centre this was seen in the following areas:

- There is deadleg pipe work in ground floor kitchen room 36; the small-bore pipe work assumed old water cooler supply still plumbed into the mains water service; recommend removal.
- There are two capped off pipes also within the ground floor kitchen room 36; if found to be live I would recommend removal.
- Possible deadleg pipe work was still seen in the first-floor room 36 top of stairway on the cold mains to heating boiler which is isolated.

It should be ensured that all water outlets within the centre get regular use or are put on a weekly flushing regime; ensure the spray head outlets remain clean and free from scale build up which will create further aerosol creation.

		Remedial / Recommendations	Priority
315 Coxford Road Centre		Remove deadleg pipe work	5
		Continue monthly Legionella control monitoring in the centre and record findings.	3
		Continue to clean and descale the showerhead at least on a quarterly basis and record when carried out.	3
		Clean and descale spray head tap outlets on a regular basis to help prevent scale build up.	3
		Flush any infrequently used outlets weekly and record when carried out in the water systems logbook.	3
		Insulate mains water pipe work running beneath heating pipe work in the first-floor ladies toilets rooms 17 and 35 to prevent possible heat gain.	3
		Continue to audit the logbook at least on an annual basis.	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.