

32 Kentish Road

Review Report 8th October 2018

This Legionella review survey was carried out on the 8th October 2018; there was seen to be a water systems logbook in place for the buildings water systems; this is in the metal cabinet located in the boiler room. The responsible persons and deputy for this building have been nominated in writing and recorded in section two of the logbook documentation. No original risk assessment was seen filed in the logbook documentation at the time of this review; I would recommend this be located.

The logbook was seen to have been last audited in June 2017; I would recommend this be carried out at least on an annual basis; the monitoring records were seen to be up to date as of August 2018; Septembers visit does not appear to have been carried out; ensure all monitoring records are maintained up to date. The showerheads within this building are being cleaned and descaled on a quarterly basis; this was last carried out in July 2018. Records of the TMVs being serviced and adjusted was seen recorded in the logbook; this was last carried out in June 2018.

The washing machine in the first-floor laundry area has been removed and the supply pipe work has been capped off creating deadleg pipe work; I would recommend removal. The cold-water storage tank which serves the laundry washing machine still has the insulation hanging off; again, an internal inspection proved a heavy build up of sediment on the base of the tank. This laundry tank has still not been cleaned and disinfected although recommended; I would again recommend the tank be cleaned and disinfected and continued annually if required. The temperature of the stored water at the time of this 2018 review was 17.4°C which is satisfactory.

Hot water within 32 Kentish Road is by two gas fired Andrews calorifiers located within the boiler room; each calorifier has a capacity of 182 litres and are linked in parallel. Both calorifiers are fitted with factory fitted insulation located beneath the outer metal casings. The hot water system is fitted with two return pumps; the right-hand return pump has been unplugged and isolated creating deadleg pipe work on the return system; this should be investigated to determine why only one pump is in use and opened up to allow water circulation through this pipe work.

The right hand calorifier No.2 was found to have a good storage temperature at the time of this review; No.1 calorifier left hand was found to have a low storage temperature. It would appear that No.1 calorifier left hand does not cut in to re-heat; it was seen that work fault sheets have been submitted to SCC every month since April 2018 requesting both calorifiers be adjusted; no records were seen to indicate this has been carried out and monitoring records still record low temperatures. It was seen that no return temperatures have been recorded for either calorifier since April 2018 which is not satisfactory. I would recommend that both calorifiers be investigated for correct operation including both return pumps and adjusted accordingly at the earliest opportunity.

Hot water flow and return temperatures taken during this 2018 review were;

No.1 Flow Temperature 62.0°C This is Satisfactory

No.1 Return Temperature 50.0°C This is Satisfactory

No.2 Flow Temperature 48.0°C This is Not Satisfactory

No.2 Return Temperature 50.0°C This is Satisfactory

Hot water should be stored at 60.0°C at all times; I would recommend adjustment to No.1 calorifier to achieve this and investigate both return pumps for correct operation.

Deadleg pipe work is an ideal area for bacteria proliferation and was seen in the following areas at the time of this 2018 review:

- The right-hand return pump on the hot water system in the boiler room has been unplugged and isolated creating deadleg pipe work on the return system; this should be investigated and the pump opened up to allow water circulation through it.

- The washing machine has been removed from the first-floor laundry area and the supply pipe work has been capped off creating deadleg pipe work; recommend this pipe work be removed.

I was informed that the flushing of infrequently used outlets is being carried out by site staff on a weekly basis (usually on a Thursday or Friday) and this is being recorded in the logbook in the main reception area.

All shower heads should be cleaned and disinfected at least a quarterly basis or at the rate of fouling. Records show that they were last cleaned and disinfected in July 2018.

Scale build upon tap outlets acts as a nutrient for bacteria proliferation; I would recommend these be cleaned and descaled on a regular basis.

TMVs should continue to be serviced and maintained on a six-monthly basis or as manufacturer's recommendations; records seen indicate this was last carried out in June 2018.

		Remedial / Recommendations	Priority
Canterbury Lodge		Investigate No.1 calorifier for correct operation and adjust to store hot water at 60.0°C.	5
32 Kentish Road		Investigate why the right-hand return pump has been unplugged and isolated creating deadleg pipe work on the hot water return system; start recording the return temperatures of both calorifiers monthly.	5
		Remove the highlighted deadleg pipe work.	5
		Clean and disinfect the laundry cold water storage tank at earliest opportunity and then continue annually if required; refit insulation or replace with a WRAS approved insulation.	5
		Carry out laundry water storage tank inspections on an annual basis (Summer Time) and record in logbook documentation.	3
		Continue to clean and descale all showerheads at least on a quarterly basis and record when carried out.	3
		Purge both hot water calorifiers to drain at least on an annual basis; record when carried out.	3
		Continue to service and maintain TMVs six monthly or at least to the manufacturer's recommendations.	3
		Carry out Legionella water sampling if temperature monitoring falls outside the recommended parameters.	3
		Clean and descale tap outlets on a regular basis to help prevent scale build up.	3
		Continue to flush all infrequently used outlets weekly and record when carried out.	3
		Continue to audit 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.