

32B Kentish Road

Review Report 12th July 2018

This Legionella review survey was carried out on the 12th July 2018; there seems to be a problem with the water systems logbook as reported in the report for 32A. The water systems logbook for 32B is combined with building 32A therefore there is a dedicated logbook for buildings 32B and 32A located in building 32B; however, the monitoring for both 32B and 32A is being recorded in the logbook for 32 Kentish Road Day Centre which is filed in the metal cabinet in building 32B. The monitoring records seen for building 32B were seen to be up to date as of June 2018; the responsible person and deputy for building 32B have been nominated in writing within the logbook documentation. Ensure the correct logbook is being used for the Legionella control for this building and 32A.

No original risk assessment for building 32B was seen in either logbook at the time of this 2018 review; the last logbook audit carried out was in June 2017. I was informed that building 32B is no longer being used; I would suggest that the water systems for this building either be drained or a new weekly flushing regime is put in place.

Hot water for building 32B is supplied directly from the Main type combination boiler located within the ground floor toilet area; temperatures taken at the time of this 2018 review proved the hot water flow was at 51.4°C which is satisfactory. It was recommended in the previous review that the TMV located beneath the combination boiler behind panelling be removed as it is supplying all hot water outlets meaning there are long pipe runs with reduced water temperature; this has not been carried out.

TMVs should be fitted as close to the water outlets as possible.

It was recommended in the previous review that the deadleg pipe work in the first-floor bathroom be removed; this has not been carried out; I would again recommend that all deadleg pipe work be removed.

There were seen to be possible deadleg pipe work within 32B Kentish Road these were noticed in the following areas:

- There is deadleg pipe work in the first-floor bathroom; the pipe work is still connected to the live systems; I would recommend removal.
- Capped off pipe work in the first-floor store room cupboard space; I would recommend removal.

As this building is no longer being used all outlets become deadleg areas therefore should be flushed at least on a weekly basis or the water systems be drained until required.

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

The TMV located behind panelling in the ground floor toilet should be serviced and maintained as recommended by the manufacturers.

Insulate domestic water pipe work to help prevent heat gain / loss.

		Remedial / Recommendations	Priority
32B Kentish Road		Investigate logbooks and ensure the correct logbook is being used for the monthly monitoring.	5
		Remove deadleg pipe work.	5
		The TMV located in the ground floor toilet serves all outlets; this should be removed. If TMVs are required then fit as close to outlets as possible to prevent long pipe runs with reduced temperature water.	5
		As the building is no longer used I would recommend the water systems be drained until required or a new weekly flushing regime should be put in place for the building water outlets.	5
		TMVs should be serviced and maintained to manufacturer's recommendations.	3
		Continue with monthly temperature monitoring of the domestic hot and cold-water systems and record in logbook.	3
		Clean and descale tap outlets on a regular basis.	3
		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.