

City Depot Building Review Report 30th April 2018

This Legionella review survey was carried out on the 30th April 2018; there was seen to be a water systems logbook in place for the buildings water systems; the logbook is filed in a cabinet in the reception area. The responsible persons and deputy's names were seen nominated and recorded in writing within section 2 of the logbook documentation; the 2012 risk assessment was not seen filed in the logbook documentation at the time of this 2018 review; I would recommend this be located and a copy filed in the logbook. The logbook was seen to have been last audited in January 2018; I would recommend this is carried out at least on an annual basis; the monitoring records were seen to be up to date as of April 2018.

Weekly flushing of infrequently used outlets; showers etc is being carried out by contractors Freeston Water Treatment Ltd but is being recorded in the lorry wash system logbook; I would recommend this be recorded in the domestic water systems logbook. The showerhead cleaning is being carried out on a quarterly basis; this was seen recorded as last being carried out in April 2018.

The cleaner's room on the second floor still has isolated pipe work to the hot tap; this has been investigated and deemed a small deadleg but was suggested that it be put back into service and the cleaners carry out a timed flush; this does not appear to have been carried out. The first-floor cleaners room did have hot water at the outlet at the time of this 2018 review. It was also seen recorded in the logbook that the garage water services to the wash stations has been capped off at height and all pipe work has been left dry (Assumed drained) with the exception of the mains water service which serves the infrequently used hose reel. The pipe work has been left in place in case required for future use.

There was still seen to be deadleg pipe work within the City Depot Building these were noticed in the following areas:

- There was still seen to be deadleg pipe work within the ground floor plant room area at height believed to be on the hot water flow and return.
- The hot water tap in the second-floor cleaners room has been isolated creating deadleg pipe work.

The hose reel within the garage is supplied from the mains water service; I was informed this is infrequently used and should be flushed through at least on a weekly basis; record when carried out.

TMVs (blender valves) and TMV Taps where fitted within the building should be serviced and maintained to manufacturer's recommendations; no records were seen at the time of this 2018 review to indicate these are being serviced and maintained.

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

Ensure all showers are cleaned and descaled at least on a quarterly basis or at the rate of fouling and recorded when carried out.

		Remedial / Recommendations	Priority
City Depot Building		Remove deadleg pipe work.	5
		Continue to clean all showerheads at least on a quarterly basis and record when carried out.	3
		Continue to flush weekly all infrequently used outlets and record in the domestic water systems logbook instead of the lorry wash logbook.	3
		Continue to clean and disinfect the cold-water storage tank annually if required.	3
		Ensure all tap outlets are maintained free from scale build up to ensure a good flow of water through the systems.	3
		Purge hot water calorifier to drain at least on an annual basis and record when carried out.	3
		Air conditioning / handling units should be serviced and maintained as part of a maintenance schedule; traps and condense trays should be cleaned and disinfected.	3
		Maintain and service all TMVs (Blender Valves) and TMV taps as recommended by the manufacturers; record in logbook documentation 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.