

Harefield Pre-School (Hopper's) & Sure Start Review Report 4th September 2018

This Legionella review survey was carried out on the 4th September 2018; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the pre-school office area. The responsible person and deputy have been nominated and recorded in section two of the logbook documentation; the original 2014 risk assessment was seen filed in section nine of the logbook. The logbook was seen to have last been audited in November 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 July 2018; this is probably due to the building being shut for the school summer holidays.

I was informed that infrequently used outlets within the pre-school are being flushed and this is recorded on a sheet of paper; this should be recorded in the logbook documentation. The cleaner's room is infrequently used and the outside tap is only flushed on a monthly basis by the contractor carrying out the monitoring; these outlets should be flushed weekly and recorded.

There was seen to be deadleg areas / pipe work in the Springwell hall area; the two sinks have had both TMVs isolated on the hot and cold water thus creating deadleg pipe work; it was not known why the TMVs have been isolated as no personnel were in the building at the time of this review and it does not come under the pre-school; this should be investigated.

The Pre-School and Springwell areas both have TMVs fitted at the outlets; records seen at the time of this 2018 review indicated that the TMVs were last serviced and adjusted in March 2018; this is being carried out on a six-monthly basis and is therefore due in September.

Hot water storage within the Pre-School and the Springwell areas is by local water heaters; the water heaters are Zip Aqua type with a capacity of no greater than 15 litres. The water heaters are supplied directly from the mains water services via pressure reducers; the main supply to each water heater is also fitted with an inline scale preventer. Many of the water heaters are still located behind panelling with very limited access.

Records seen at the time of this 2018 review show that temperatures recorded are satisfactory; temperatures taken at random during this review were also satisfactory.

It is recommended in the ACoP L8 and HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c; random water heaters checked at the time of this 2016 review were found to be satisfactory.

The rising main was seen to enter the building in the store room area next to the Pre-School office; the incoming main is fitted with a Mediagon type water descale unit to help prevent scale build up in the system; the pipe work was seen to be well insulated to help prevent heat gain.

All tap outlets in Pre-School and Springwell areas should be kept free of scale build up as ideal nutrient for bacteria proliferation; clean on a regular basis.

TMVs fitted within the building should continue to be serviced and maintained on the current six-monthly regime that is in place.

Where possible all water heaters should be made accessible for monitoring and maintenance to be carried out.

Flush all infrequently used outlets within the Pre-School and Springwell areas at least on a weekly basis and record in the logbook documentation when carried out.

		Remedial / Recommendations	Priority
Harefield Pre-School & Sure Start Building		Investigate the two isolated TMVs fitted on the two sinks in the Springwell hall area as this is creating deadleg pipe work / areas.	5
		Flush all infrequently used outlets in the Pre-School and Springwell areas at least on a weekly basis and record when carried out in the logbook documentation.	3
		Ensure all tap outlets in the Pre-School and Springwell areas are maintained clean and free from scale build up to ensure a good flow of water through the systems.	3
		Continue to service and maintain the TMVs on the current six-monthly regime that is in place; record in the logbook documentation when carried out.	3
		Continue to audit the logbook documentation 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.