

Holly Lodge Cottage Review Report 5th March 2018

This Legionella review survey was carried out on the 5th March 2018; there was seen to be a water systems logbook in place for the Cottage water systems; this was seen filed in the metal cabinet in the outhouse area. The logbook was seen to be in a good order; the responsible persons and deputy for the lodge have still not been nominated and recorded within section 2 of the logbook documentation; I would again recommend this be recorded. The logbook still has no record of being audited; I would again recommend the logbook be audited at least on an annual basis; the monitoring records were seen to be up to date as of February 2018. The original 2010 risk assessment was seen filed within section nine of the logbook documentation.

The electric shower within the first-floor bathroom was replaced in 2017 due to being faulty; the shower head within the cottage bathroom is being cleaned and descaled on a quarterly basis; this was last carried out in January 2018.

The deadleg pipe work and capped off possible deadleg pipe work highlighted in the previous review was still seen to be in place in the back-bedroom cupboard space; the mains water deadleg is approximately fourteen inches long; I would recommend removal. The capped off pipe work should be investigated to determine if still live and if connected to the domestic water services.

Hot water within the cottage is by a new vaillant combination boiler located in the kitchen area; the boiler was installed in late 2017 and is supplied directly from the mains water service; the water is heated on demand; the combination boiler serves all hot water outlets within the lodge; records seen at the time of this 2018 review indicate that hot water temperatures are normally satisfactory.

		Remedial / Recommendations	Priority
Holly Lodge		The responsible person and deputy for the cottage should be nominated in writing and recorded within the logbook documentation.	5
		Remove deadleg pipe work on the mains water system in the back bedroom and investigate capped off pipe work to determine if still live and if connected to the live domestic water system.	5
		Flush infrequently used outside tap at least on a weekly basis.	3
		Continue to clean and descale showerheads quarterly or as indicated by the rate of fouling or other risk factors.	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.