Kingsland Community Centre
Review Report 10th September 2018

This Legionella review survey was carried out on the 10th September 2018; there was seen to be a water systems logbook in place for the community centre water systems; this is filed within a metal cabinet in the buildings entrance area hallway. The responsible persons and deputies' names for the community centre have been recorded in writing within section 2 of the logbook documentation; the logbook does not appear to have been audited since June 2013; I would recommend this is carried out at least on an annual basis. The original risk assessment for the community centre was not seen filed within the logbook documentation at the time of this 2018 review; I would recommend this is located. There was seen to be no flushing records in place for the community centre although I was informed that the building is still being used up to four times a week. I was also informed that there is no Legionella control monitoring being carried out on the water system within the centre; this was stopped in March 2017 as indicted by the records in the logbook documentation.

<u>As the community centre is still being used by the public up to four or five times a week I would recommend that the Legionella control for this building be put back in place and commence monthly monitoring at the earliest opportunity.</u>

There is a small deadleg beneath one of the sinks in the main kitchen area; this has been highlighted I previous reviews and has been recommended for removal but was still seen in place. The water heater within the lady's toilet area was still found to be not working at the time of this 2018 review; this water heater has been like this since at least 2015 when it was last reported. I would again recommend the water heater be investigated and repaired or replaced at the earliest opportunity.

There is a TMV located within the accessible toilet; at the time of this 2018 review there was still no hot at the TMV. The water flow at the outlet is very poor and the tap nozzle is very scaled thus creating excessive aerosols when operated; the records seen within the logbook documentation indicated that the TMV was last serviced and adjusted in February 2017. Records seen also indicated that no hot water temperature was being monitored at this outlet and was just recorded at being flushed meaning this problem could have been in place for some considerable time and should be investigated.

Hot water within the community centre is by one Sadia type local water heater located within the roof void of the centre; this water heater serves all hot water outlets with the exception of the ladies' toilet area. The water heater is fitted with a cold-water header tank; at the time of this 2018 review there was seen to be slight sediment build up in the header tank. I would recommend the header tank be cleaned and disinfected on an annual basis if required.

At the time of this 2018 review the water heater was found to have a good storage temperature of 70.0°C; this is high and could be a scalding issue as no TMVs are fitted in the toilet and kitchen areas; I would recommend the water heater be reduced to store hot water at 60.0°C.

As the building is being used four or five times a week the outlets probably all get regular use; if this is not the case then a weekly flushing regime should be put in place and recorded in the logbook

Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems and prevent aerosol creation.

Insulate all domestic water pipe work within the centre to help prevent heat gain / loss and possible freezing of pipe work in winter months.

		Remedial / Recommendations	Priority
Kingsland Community Centre		Start monthly Legionella control monitoring in the community centre at the earliest opportunity as the building is still being used four or five times a week.	**5**
		Investigate the poor water flow and no hot water at the accessible toilet outlet.	**5**
		Remove the kitchen deadleg pipe work.	**5**
		Investigate correct operation of accessible toilet TMV as no hot water from the outlet.	**5**
		Investigate the lady's toilet water heater; repair / replace the water heater to provide hot water at the outlets.	**5**
		Clean and disinfect water heater cold water header tank on an annual basis if required.	**3**
		Flush any infrequently used outlets weekly and record in the logbook when carried out.	**3**
		Insulate all domestic water pipe work to help prevent heat gain/ loss and possible freezing of pipe work.	**3**
		Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems and prevent aerosol creation.	**3**
		Maintain and service the accessible toilet TMV (Blender Valve) as per manufacturer's recommendations.	**3**
		Audit the logbook documentation 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.