

Mason Moor Primary School Review Report 1st May 2018

This Legionella review survey was carried out on the 1st May 2018; there was seen to be a water systems logbook in place for the school's water systems; this is now filed within the new school office area. The responsible persons and deputy's names for this school were seen nominated in writing within section 2 of the logbook; the logbook does not appear to have been audited since September 2016; I would recommend this be carried out on an annual basis. The monitoring records were seen to be up to date as of April 2018; the 2014 risk assessment was seen filed in section nine of the logbook documentation.

There have been some refurbishments carried out since the previous review; the old Oaktree Playgroup area has now gone and a new office area has been fitted; there is also a new first aid area and staff toilet and the staff room has now been located adjacent to the old accessible toilet. A new Worcester type combination boiler has been installed which serves the first aid kitchen, the staff toilet, the old accessible toilet and the new staff room area. It was seen that a TMV has been installed on the distribution pipe work beneath the combination boiler meaning that there will be long pipe runs with reduced water temperature. There is already a TMV fitted in the accessible toilet; I would recommend that the combination boiler TMV be removed or adjusted to let hot water pass through to achieve 50.0°C at the outlets.

Again, temperatures taken at the furthest accessible toilet and the now Oak classroom areas did not achieve 50.0°C at the TMVs; the Oak and Hawthorn classroom areas have a slow hot flow at the outlets; the hot water only achieved 33.0°C at the TMV at the time of this review. The monitoring records seen for classroom areas only record the TMV outlet temperatures and not the hot water to the TMV.

The main kitchen has an Aquapoint type water heater which is electrically heated and has a capacity of 100 litres; this was found to have a good storage temperature at the time of this 2018 review.

Hot water storage within Mason Moor Primary School is by one A.O Smith hot water calorifier located within the boiler room; the capacity is approximately 298 litres. The calorifier is gas fired; insulation is factory fitted located beneath the outer metal casing. The calorifier is fitted with a return system this is fitted with one circulating / return pump; the calorifier is supplied directly from the mains water service via a pressure reducer.

As already mentioned the hot water to the outlets in the furthest accessible toilet and Oak classroom areas did not achieve 50.0°C at the TMVs at the time of this 2018 review.

At the time of this review the hot water storage and return temperatures were:

Calorifier Flow	60.0°C This is Satisfactory.
Calorifier Return	53.0°C This is Satisfactory.

Hot water should be stored at 60.0°C and the return should be maintained at 50.0°C or more at all times.

There was seen to be some deadleg pipe work within Mason Moor Primary School; these were noticed in the following areas:

- There is a small deadleg on the mains water supply to the hot water calorifier in the main boiler room area.
- Deadleg pipe work was seen in the Nurture room above and below the work top area; recommend removal.

TMVs (Blender Valves) are fitted within the school; these should be serviced and maintained as recommended by the manufacturers; no records were seen for this at the time of this 2018 review.

Ensure any infrequently used outlets within the school are flushed at least weekly; no records were seen for any flushing at the time of this 2018 review.

All tap outlets should be kept free of scale build up as ideal nutrient for bacteria proliferation; clean on a regular basis.

		Remedial / Recommendations	Priority
Mason Moor Primary School		Investigate the hot water not reaching 50.0°C to the TMVs in the furthest accessible toilet and Oak classroom areas.	5
		Remove or adjust the TMV fitted beneath the combination boiler in the new office area; adjust to allow the hot water to achieve at least 50.0°C at the outlets it serves.	5
		Remove deadleg pipe work.	5
		Purge hot water calorifier at least on an annual basis; record when carried out.	3
		TMVs should be serviced and maintained as recommended by the manufacturers.	3
		Flush any infrequently used outlets at least on a weekly basis and record when carried out.	3
		All tap outlets should be kept free of scale build up as scale can act as a nutrient for the proliferation of bacteria; clean 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.