

Maybush Local Housing Office Review Report 9th August 2018

This Legionella review survey was carried out on the 9th August 2018; the Maybush Housing Office is at present not being used; keys had to be drawn from the Shirley Housing Office to gain entry.

There was seen to be a water systems logbook still in place for the water systems within the housing office; the logbook is filed on top of a cupboard in the kitchen area; on inspection it was seen that no Legionella control monitoring has been carried out since May 2017; this is not satisfactory. The responsible person and deputy for Maybush Housing Office have been nominated in writing and recorded in section two of the logbook; the original risk assessment for this building was not seen filed in the logbook; I would again recommend this be located and a copy filed in the logbook. The logbook documentation has not been audited since May 2016; I would recommend this be carried out at least on an annual basis.

As this building is not being used all outlets are classed as infrequently used and should therefore be put on a weekly flushing regime; no records were seen at the time of this 2018 review to indicate any outlets are being flushed. The water cooler has been removed from the kitchen area but the mains water supply pipe work is still in place and is still live thus creating deadleg pipe work; I would recommend this pipe work be removed. The domestic water pipe work seen in the building has been insulated to help prevent heat gain / loss.

If this building is not going to be used then consideration should be given into draining the water systems until the building is again occupied.

Hot water within the housing office is supplied by three Zip RCH local water heaters; these are located within the kitchen, the gent's toilet and also within the far end toilet area; the hot water temperatures taken at the time of this 2018 review from each water heater found them to be low with the exception of the far end toilet; it should be ensured that all water heaters are adjusted to store hot water at 60.0°C or more.

There appears to be some sort of problem with the far end toilet water heater; when the hot tap is opened a loud water hammer noise starts and is very loud; this should be investigated and checked for correct operation.

The water heaters each have cold water header tanks fitted; these should be inspected on an annual basis and if required cleaned and disinfected.

		Remedial / Recommendations	Priority
Maybush Local Housing Office		Locate the original risk assessment and file a copy in the logbook documentation.	5
		As the water systems in this building are still live I would recommend monthly Legionella control monitoring is started and recorded in the on-site logbook at the earliest opportunity.	5
		If this building is not going to be used then consideration should be given into draining the water systems until the building is re-occupied.	5
		Ensure all local water heaters are adjusted to store hot water at 60.0°C.	5
		As this building is not being used it creates deadleg pipe work and areas; I would recommend all outlets are flushed at least on a weekly basis until the building is again occupied.	5
		Remove the highlighted deadleg pipe work	5
		Investigate loud water hammer noise from the far end water heater when filling.	3
		Inspect all water heater header tanks annually; clean and disinfect if required.	3
		Ensure the air conditioning unit's condensate trays and traps where fitted are cleaned and disinfected on a regular basis or as part of a planned maintenance schedule.	3
		Audit the logbook documentation at least on an annual basis; 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.