

## **Northam Community Centre Start Point & Youth Centres Review Report 18<sup>th</sup> April 2018**

This Legionella review survey was carried out on the 18<sup>th</sup> April 2018; there was seen to be a water systems logbook in place for the community centre water and assumed start point water systems; this was seen filed in the metal cabinet within the boiler room area. The responsible person has been nominated and recorded in section 2 but there is still no deputy recorded; I would again recommend that the deputy be nominated and recorded within the logbook documentation. The logbook was seen to have not been audited since February 2015; I would recommend the logbook be audited at least on an annual basis. The monitoring records were seen to be up to date as of March 2018; this was seen for the Community Centre but I did not see monitoring records for the Start Point or Youth Centres. It was recommended in the previous reviews that monitoring be carried out in the Start Point and Youth Centre and record in the logbook documentation for the Community Centre I would again recommend this be carried out.

the original risk assessment for the Community Centre, Start Point and Youth Centre was not seen filed in the logbook documentation at the time of this 2018 review; I would recommend this be located and a copy be filed in the logbook.

Remedial works highlighted in the previous review have not been carried out; the deadleg pipe work in the old baby change area was still seen in place at the time of this 2018 review; I would again recommend removal. The domestic water pipe work running with heating pipe work in the jubilee room, sure start play areas, sure start toilet and office areas have still not been insulated to help prevent heat gain; I would again recommend this pipe work be insulated.



There was still seen to be a deadleg pipe work within the Community Centre, Start Point and Youth Centre these were noticed in the following area:

- There was seen to be a deadleg pipe work in the old baby changing room. See drawing No.4
- There is deadleg pipe work beneath the kitchen sink in the Start Point. See Start Point drawing.
- The outside water tray is only used in the summer months creating deadleg pipe work on the mains water supply pipe work; flush weekly when not being used. See Start Point drawing.
- The outlets within the Youth Centre accessible toilet are still not being used as it is being used for storage thus creating deadleg pipe work. See Youth Centre drawing.

As previously mentioned the domestic water pipe work is still running with the heating pipe work in some areas within the Community Centre. I would again recommend this pipe work be re-routed or at least insulated to help prevent heat gain.

TMVs (Blender Valves) are fitted in the community, Start Point and Youth Centre; these should be serviced and maintained to manufacturer's recommendations; records seen at the time of this 2018 review to indicate this was last carried out in August 2016.

The TMV within the ladies' toilet in the Community Centre hall area was passing hot water above 50.0°C this is not satisfactory and should be adjusted.

It should be ensured that all water outlets within the Community Centre, Start Point and Youth Centre all get regular use and if not should be put on a weekly flushing regime.

Some tap outlets were still seen to be heavily scaled at the time of this 2018 review; it should be ensured that all tap outlets within the Community Centre, Start Point and Youth Centre remain clean and free from scale build up to maintain a good flow of water through the systems and remove a possible nutrient for bacteria proliferation.

		Remedial / Recommendations	Priority
Northam Community Centre, Start Point & Youth Centre		The deputy for the Community Centre should be nominated and recorded in section 2 of the logbook documentation. Locate original risk assessment and file in logbook documentation.	5
		Remove deadleg pipe work.	5
		Start monthly monitoring of the Start Point and Youth Centre and record in the Community Centre logbook documentation.	5
		A heavy build up of scale was seen on some tap outlets; clean and descale all tap outlets on a regular basis to maintain a good water flow through the systems and prevent possible aerosol creation.	3
		Flush all infrequently used outlets such as outside water tray in Start Point; accessible toilet in the Youth Centre and any outside taps weekly and record when carried out.	3
		Insulate domestic water pipe work where running beneath or above heating pipe work in the Community Centre to help prevent heat gain.	3
		Maintain and service the Community Centre, Start Point and Youth Centre TMVs (Blender Valves) as per manufacturer's recommendations; record in the logbook documentation when carried out.	3
		Start auditing 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.