

## **Paget Street Industrial development Unit 1 Review Report 28<sup>th</sup> June 2018**

This Legionella review survey was carried out on the 28<sup>th</sup> June 2018; there was seen to be a water systems logbook in place for the Unit 1 water systems; the logbook was seen filed in the metal cabinet by the main door area. The logbook has now had all the relevant record sheets replaced and is now in a good order; the responsible person and deputy have not been nominated and recoded in the logbook documentation. The 2012 risk assessment was seen filed within section 12 of the logbook documentation; monthly monitoring is being carried out within unit 1; this was seen to be up to date as of June 2018.

Hot water within unit 1 is by two instantaneous point of use water heaters supplied directly from the mains water service; both water heaters were found to have good hot water flow temperatures at the time of this 2018 review; records seen recorded indicate these are normally satisfactory.

The cold water within unit 1 is supplied directly from the mains water service which was seen to rise within the toilet area; there is still no insulation fitted to any of the water pipe work within unit 1; I would again recommend this be fitted.

The hot water boiler in the mezzanine floor kitchen is not being used thus creating deadleg pipe work; if this boiler is no longer required I would recommend it be removed along with all associated pipe work.

There was seen to be deadleg pipe work within unit 1 that was highlighted in the original risk assessment and previous review:

- The mains water pipe work to the heating quick fill can act as deadleg pipe work; recommend this is opened and flushed through on a regular basis.
- The mezzanine floor kitchen boiler is not being used thus creating deadleg pipe work; if no longer required remove along with all associated pipe work.

It should be ensured that all water outlets within unit 1 get regular use and if not should be put on a weekly flushing regime and recorded when carried out.

Ensure all tap outlets and water heater nozzles are kept clean and free from scale build up to maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
Paget Street Industrial Development Unit 1		Ensure the responsible person and deputies are nominated and recorded in the logbook documentation.	5
		As the mezzanine floor hot water boiler is not being used it creates deadleg pipe work; recommend this be removed along with all associated pipe work if no longer required.	5
		Flush through heating quick fill on a regular basis and record when carried out.	3
		Flush any infrequently used outlets weekly within unit 1 and record when carried out.	3
		Ensure all tap outlets and water heater nozzles are kept clean and free from scale build up to maintain a good flow of water through the systems.	3
		Fit insulation to all domestic water pipe work.	3
		Continue to 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.