

Paget Street Industrial Development Unit 4 Review Report 28th June 2018

This Legionella review survey was carried out on the 28th June 2018; there was seen to be a water systems logbook in place for Unit 4 water systems; the logbook is filed within the metal cabinet to the back of the rear workshop area. The logbook was seen to have the responsible person and deputy nominated in writing but is no longer up to date as the responsible person nominated has left; I would recommend this be updated. Monthly monitoring is now being carried out within Unit 4; monitoring records were seen to be up to date as of June 2018; the 2012 risk assessment was seen filed in section 12 of the logbook documentation.

Hot water services within unit 4 is by three local water heaters all heaters have a capacity of approximately 7 litres; the two toilet water heaters have been replaced since the last review and were both seen to be set low and did not achieve 50.0C at the time of this 2018 review. It was seen recorded in the logbook documentation that the thermostat has to be adjusted almost every month to achieve the correct storage temperatures as they are always set to low. It is recommended in HSG 274 part 2 that water heaters with no greater than 15 litres capacity should operate at 50.0°C – 60.0°C I would again recommend that both water heaters be adjusted to maintain this.

The old drinking water cooler deadleg pipe work highlighted in the previous review in the kitchen area has now been removed.

It should be ensured that all water outlets within Unit 4 get regular use and if not should be put on a weekly flushing regime and recorded when carried out.

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

Ensure hose attached to outside tap is removed and drained of all water when not used to help prevent possible stagnant water from forming within the hose.

		Remedial / Recommendations	Priority
Paget Street Industrial Development Unit 4		Ensure the correct responsible person and deputy are nominated and recorded in the logbook documentation.	5
		Ensure both toilet water heaters are adjusted to store and maintain hot water at 50.0°C - 60.0°C.	5
		Flush any infrequently used outlets weekly within the unit and record when carried out.	3
		Ensure all tap and water heater outlets are kept clean and free from scale build up to maintain a good flow of water through the systems.	3
		Ensure hose attached to outside tap is removed and drained of all water to help prevent possible stagnant water from forming within the hose.	3
		Fit insulation to 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.