Rainbow Block
Review Report 11th July 2018

This Legionella review survey was carried out on the 11th July 2018; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the first-floor rear office area. The logbook was seen to be in a good condition; the responsible person and deputy for the school building were seen nominated and recorded in writing within section 2 of the logbook; the 2014 risk assessment was seen filed within section nine of the logbook documentation. The logbook still has no record of being audited; I would again recommend the logbook be audited at least on an annual basis; the monitoring records were seen to be up to date as of July 2018.

There appears to have been remedial works carried out since the previous 2016 review; the deadleg pipe work highlighted in the plant room and first floor kitchen areas has now been removed.

It was recommended in the previous review that the water heater storage temperatures should be recorded; this does not appear to be being carried out as it still says within the logbook records that water heaters are set to maximum. The water heaters were checked for storage temperature at the time of this 2018 review and all were found to have a good storage temperature above 60.0°C.

It was seen recorded in the logbook that the cold-water temperatures have been elevated above 20.0°C; this has been reported to Southampton City Council on fault sheet 6361; this is no doubt due to the extremely hot weather we have had recently. The cold-water outlets were again above 20.0°C at the time of this 2018 review; the incoming mains water temperature was also above 20.0°C so I would recommend all outlets get good usage to maintain a good flow of water through the system.

There is an inline strainer fitted on the rising main in the plant room area; these are ideal areas for bacteria proliferation and should therefore be cleaned as part of a maintenance schedule.

Hot water storage within the building is by Zip Aqua type water heaters; these are located within the first-floor kitchen, first-floor ladies' toilet and the first-floor accessible toilet. The ground floor water heater is located within the external store room; this water heater has a larger capacity storage of 100 litres. The store room water heater serves the ground floor open area sinks and the toilet wash basins; at the time of this 2018 review the storage temperature was found to be satisfactory at 65.0°C.

The first-floor toilet area water heaters have minimal water storage of 6 litres in each unit; the kitchen water heater was not seen due to it being located behind a panel which has been sealed in place. All water heaters were checked for storage temperature at the time of this 2018 review and all were all found to have a good storage temperature above 60.0°C.

The heating quick fill within the plant room can act as deadleg pipe work; I would recommend this be flushed through on a regular basis.

TMV blender valves are fitted within the school building; these should be serviced and maintained to the manufacturer's recommendations; no records were seen at the time of this 2018 review to indicate this is being carried out.

It should be ensured that all water outlets within the school building all get regular use and if not should be put on a weekly flushing regime.

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

		Remedial / Recommendations	Priority
Rainbow Block		Record water heater storage temperatures monthly.	**5**
		Due to the very warm weather creating elevated cold-water temperatures; ensure all cold-water outlets get good usage to maintain a good flow of water through the system.	**5**
		Flush any infrequently used outlets weekly and record when carried out.	**3**
		Ensure all tap outlets are kept clean and free from scale build up to maintain a good flow of water through the systems.	**3**
		Flush through heating quick fill in plant room on a regular basis as this acts as deadleg pipe work.	**3**
		Clean inline strainer on rising main in plant room as part of a maintenance schedule as these are ideal areas for bacteria proliferation.	**3**
		Maintain and service TMVs (Blender Valves) as per manufacturer's recommendations.	**3**
		Audit 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.