

Regents Park Community College Review Report 25th July 2018

This Legionella review survey was carried out on the 25th July 2018; there was seen to be a water systems logbook in place for the college water systems; the logbook is filed in the site manager's office. The logbook was seen to be in a fair condition but did have a vast amount of old record sheets which should ideally be archived; the responsible person and deputy for the college have been nominated in writing; no contact details are recorded. The logbook was last audited in October 2016; I would recommend this be carried out at least on an annual basis; the monitoring records were seen to be up to date as of July 2018; the original risk assessment for the college was not seen filed in the logbook at the time of this 2018 review; I would recommend this be located.

There has been remedial works carried out since the previous review; all the deadleg pipe work highlighted has now been removed. At the time of this review the swimming pool was undergoing refurbishment; I was informed that the year 10 and 11 toilet areas on the first floor of the main building will also soon be refurbished.

I was informed by the site manager that all TMVs fitted within the college building have been replaced with new; this was carried out in 2017. It was seen within the logbook documentation that shower heads are being cleaned and descaled on a quarterly basis; this was last carried out in April 2018; it should have been carried out in July 2018 but was not seen recorded as being carried out.

The hot water system in the main building is supplied from the Beaumont type hot water calorifier located in the main plant room area; this calorifier has a storage capacity of approximately 766 litres. At the time of this 2018 review the flow and return temperatures taken were found to be satisfactory; monthly monitoring records for this calorifier indicate that the storage and return temperatures are also normally satisfactory. The hot and cold-water pipe work within this plant room area has now been insulated to prevent heat gain / loss.

The hot water storage and return temperature at the time of this 2018 review were:

Main Block Calorifier Flow	62.0°C This is Satisfactory
Main Block Calorifier Return	51.0°C This is Satisfactory

Hot water within South Block is by a single Albion type hot water calorifier located within the plant room area; the calorifier has a capacity of 180 litres. The calorifier is heated by single electric element located at the base; the middle heater is still not wired up; this calorifier system is not fitted with a return. The calorifier has factory fitted insulation and is supplied by the mains water service via a pressure reducer; at the time of this 2018 review the storage temperature was found to be extremely high at **75.0°C**; this could be an issue with scalding therefore I would recommend adjustment to store hot water at 60.0c.

The hot water storage temperature at the time of this 2018 review was:

South Block Calorifier Flow	75.0°C This is Not Satisfactory
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Although not a Legionella issue at this temperature it could be a health and safety scalding issue; ensure that the calorifier storage is maintained at 60.0c.

There are local water heaters fitted in B Block HSG part 2 recommends water heaters with no greater than fifteen litres should operate at 50.0°C – 60.0°C; above this capacity should store hot water at 60.0°C.

There is a swimming pool within the college; the swimming pool is monitored by site staff carrying out daily monitoring checks which are recorded and carried out up to four times daily which include:

Total Chlorine Levels

Free Chlorine Levels

Combined Chlorine Levels

PH

Water Temperature

The system is fitted with automatic dosing of chemicals and sand filters; contractors CMS carry out weekly monitoring and checks and also back flush the sand filter system; monthly bacteriological water sampling is being carried out by contractors TMC and test results are filed with the site manager in a logbook.

Continue clean and descale all showerheads at least on a quarterly basis or at the rate of fouling or other risk factors.

Scale build upon tap outlets acts as a nutrient I would recommend these be cleaned and descaled on a regular basis.

TMVs fitted in the college buildings should be serviced and maintained as recommended by the manufacturers.

Flush all infrequently used outlets weekly and record in logbook when carried out. No records were seen at the time of this 2018 review to indicate flushing is being carried out.

		Remedial / Recommendations	Priority
Regents Park Community College		South Block hot water calorifier should be reduced to store hot water at 60.0c at all times.	5
		Locate the original risk assessment for the college and file in the logbook documentation.	5
		Flush water systems within all buildings at least on a weekly basis especially during the school holiday periods.	3
		Ensure all showers are used regularly or are flushed through at least on a weekly basis.	3
		Continue to carry out monthly temperature monitoring and record in logbook.	3
		Service and maintain TMVs as recommended by the manufacturers or at least on an annual basis.	3
		Continue with the regime that is place for the monitoring and testing of the swimming pool system; ensure all certification and water sampling certification is filed accordingly.	3
		Continue to clean and descale showerheads and hoses quarterly or at the rate of fouling or other risk factors.	3
		Audit the water system logbook at least on an annual basis; consider archiving old record sheets to enable better access into logbook.	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.