

St Marks C of E Primary School Review Report 17th October 2018

This Legionella review survey was carried out on the 17th October 2018; there was seen to be a water systems logbook in place for the school's water systems; this is now filed in the site managers office area. The responsible persons and deputies for the school have still not been nominated and recorded within section 2 of the logbook documentation; I would again recommend this be completed. The logbook was seen to have last been audited in December 2017; I would recommend this is carried out at least on an annual basis; the monitoring records were seen to be up to date as of October 2018. The original risk assessment for the school was still not seen filed within the logbook documentation; I would again recommend this be located and filed in the logbook.

There has been some remedial works carried out since the previous review; the mains water pipe work previously highlighted that runs beneath or behind the heating radiators in classroom areas has now been insulated where accessible to help prevent heat gain. Some deadleg pipe work highlighted in previous review's has been removed but not all; TMVs in the year 1 and 2 blocks have been relocated closer to the outlets in the toilet areas.

The water heaters in the reception building toilet areas and year 1 toilet area were found to still have no hot water storage at the time of this 2018 review; this was reported to the site manager; it was recommended in the previous review that this should be investigated; records seen do not show any hot water temperatures for these areas; again, I would recommend investigation be carried out. There was also no hot water in year 2 block toilet area this should also be investigated.

Hot water storage within St Marks C of E Primary School is by local water heaters located in classroom, toilets and kitchen areas throughout all school buildings. It is recommended in the ACoP L8 and HSG 274 that water heaters with no greater than 15 litres capacity should operate at 50° - 60°c; water heaters with greater capacities should store hot water at 60°c or more.

At the time of this 2018 review random water heaters were checked and it was found that the water heaters in the following areas had a low storage temperature:

Year 5 first floor girls WC.

Ladies staff WC.

Staff room.

Reception classroom right side.

Reception both WC areas.

Year 1 WC

Year 2 serving WC areas.

I would recommend these be adjusted to the recommended temperatures.

The water heaters within the Year 1 classroom areas have TMVs located directly at the outlets this means the storage temperature of these water heaters cannot be monitored.

There was still seen to be deadleg pipe work within St Marks C of E Primary School these were noticed in the following areas:

- There is a small deadleg on the mains water service in the year 5 first floor toilet area above the toilet cubicles. See drawing No.2.
- There is deadleg pipe work in the main kitchen at the side of the dishwasher and a small deadleg on the water heater. See drawing No.8.
- The shower located in the disabled toilet is not being used although it is being flushed weekly. See drawing No.5A.
- Possible deadleg pipe work on the stairwell to the first floor year 5 girls toilet area.

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

Flushing of infrequently used water outlets should continue to be carried out at least on a weekly basis.

The showerhead should be inspected / cleaned and descaled at least on a quarterly basis; no records were seen for this at the time of this review.

		Remedial / Recommendations	Priority
St Marks C of E Primary School		Responsible persons and deputies should be nominated in writing within the logbook documentation.	5
		Remove deadleg pipe work.	5
		Ensure all local water heaters with no greater than 15 litres operate at 50.0 – 60.0c and water heaters with a greater capacity above 15 litres store hot water at 60.0c or more.	5
		Investigate no hot water within the reception block and year 1 toilet areas; possible faulty thermostats.	5
		Inspect / clean and descale the showerheads at least on a quarterly basis and record in the logbook; this should also include the kitchen spray head.	3
		Ensure disabled toilet shower is continued to be flushed on a weekly basis; remove if not required along with all associated pipe work.	3
		Continue to flush all infrequently used outlets weekly and record when carried out. Continue during shut down periods and school holidays.	3
		Maintain and service all TMVs (blender valves) as recommended by the manufacturers.	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.