

Sure Start Townhill Park Review Report 7th June 2019

This Legionella review survey was carried out on the 7th June 2019; there was seen to be a water systems logbook in place for the centres water systems; the logbook was seen filed in the reception rear office area. The logbook was seen to be in a good order; the responsible persons and deputy's names have now been nominated and recorded in section 2 of the logbook documentation. The risk assessment carried out in 2015 was seen filed in section 9 of the logbook documentation; the logbook does not appear to have been audited since October 2017; the monitoring records were seen to be up to date as of May 2019. No flushing records were seen recorded within the logbook documentation at the time of this 2019 review.

Monthly Legionella control monitoring for this centre is at present being carried out by contractors Freeston Water Treatment Ltd; this was seen to be up to date as of May 2019. There appears to be no monitoring of the hot water temperature to the TMVs; admittedly most TMVs are fitted behind panelling are not readily accessible; TMV outlet temperatures are being recorded. TMVs fitted within the sure start centre are being serviced and adjusted this was seen recorded in the logbook documentation and was last carried out in January 2019.

The long pipe work to the expansion vessel on the hot water system is long creating deadleg pipe work; I would recommend if practicable this pipe work be flushed through on a quarterly basis.

The cold-water outlet in the cleaner's room had previously been isolated creating deadleg pipe work; this has now been opened up and is now in use.

Hot water storage within the sure start centre is by a single gas fired A.O.Smith type Cyclone calorifier; the calorifier has a capacity of 217 litres and is supplied directly from the mains water services via a pressure reducer. The calorifier has factory fitted insulation located beneath the outer casing; the calorifier has a return system this has a single return pump fitted; this appeared to be working satisfactory at the time of this 2019 review and had a good return temperature recorded.

The calorifier has an inspection door fitted; I would recommend internal inspection be carried out at least on an annual basis. The calorifier has a drain fitted at the base of the vessel; it is recommended in the ACoP L8 that calorifiers be purged to drain at least on an annual basis. At the time of this 20-19 review the calorifier storage temperature was found to good; records seen within the logbook documentation indicated that the calorifier flow and return temperatures are normally satisfactory.

At the time of this 2019 review the hot water storage and return temperatures were:

Calorifier Flow 69.0°C This is Satisfactory.

Calorifier Return 62.0°C This is Satisfactory.

Hot water should be stored at 60.0°C or more and the return maintained at 50.0°C or more at all times.

There were still seen to be some deadleg areas within Sure Start building these were noticed in the following areas:

- The expansion vessel pipe work is long and can act as deadleg pipe work; where practicable flush through on a quarterly basis.
- The gauges mounted on the incoming mains water pipe work and gauges fitted on the hot water calorifier distribution pipe work can act as deadleg pipe work; fit as close to live pipe work or remove gauges.

All TMVs fitted in the centre should continue to be serviced and maintained to manufacturer's recommendations and recorded when carried out; make TMVs accessible for maintenance and monitoring.

An air conditioning unit is fitted within the reception area; condense trays and traps where fitted should be cleaned and disinfected as part of routine servicing and maintenance schedules when carried out.

Infrequently used outlets in the centre should be flushed at least on a weekly basis and recorded when carried out.

Clean and descale all tap outlets on a regular basis to help maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
Sure Start Townhill Park (Cutbush Lane)		The calorifier expansion vessel pipe work is long and can act as deadleg pipe work; where practicable flush through on a quarterly basis. The gauges mounted on the incoming mains water pipe work and on the hot water calorifier distribution pipe work can act as deadleg pipe work; where practicable remove gauges.	5
		Start monitoring the hot water supply to the TMVs to ensure the hot water is at 50.0°C or more.	5
		Flush any infrequently used outlets weekly and record when carried out. Continue during shut down periods and holiday periods.	3
		Clean and descale all tap outlets on a regular basis to maintain a good flow of water through systems and prevent aerosol creation.	3
		Inline strainer fitted on the rising main in the boiler room should be cleaned on a regular basis as part of a maintenance schedule.	3
		Continue to maintain and service all TMVs as per manufacturer's recommendations; make TMVs accessible for maintenance and monitoring.	3
		An air conditioning unit is fitted within the reception area; condense trays and traps where fitted should be cleaned and disinfected as part of routine servicing and maintenance schedules when carried out.	3
		Audit logbook at least on an annual basis and record when carried out.	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.