

LEGIONELLA RISK ASSESSMENT

Date Thursday 31 January 2019

At 14 Wood Lane, Headingley, Leeds LS6 2PF

for Jason Hutchinson, Estates & Facilities Manager

E-mail jason.hutchinson@lyha.co.uk **Tel** 0113 220 8113 **Mobile** 07904 084067

Assessed by Karl Thirlway-Collingwood.



Who has legal responsibility? the landlord Leeds & Yorkshire Housing Association.

Who uses the property? It is rented to tenants.

Building description

The building has ten flats on four floors rented to tenants used as their domestic dwellings. There are no communal areas other than the garden, hall, stairs and landings.

Water systems scope and overview

Incoming water supply - the mains supply is from Yorkshire Water.

Cold water system – mains only, there is no stored cold water.

Hot water system - there is no hot water.

Water outlets – one outside tap.

Usage – is unknown.

Seasonal changes

The mains water temperature will vary across the seasons. The outside tap is used more in summer and much less in winter.

Other relevant factors

There are no known future plans that affect the outside tap. There are no known cooling towers on site or seen in the vicinity. The mains supply into the building splits in 11 separate lines for each flat and the outside tap.

Assessment of risk

The outside tap did not work may be due to freezing water in the pipe or a stiff valve or that the internal valve was closed. The cold water temperature will be well below 20°C around 6°C.

Droplet formation and exposure is low. The risk is low.



Recommendations- (Written) Control and Monitoring Scheme

To action None

Advisory

Outside tap - operate weekly (for 10 seconds) or wait until start of season and flush for 2 minutes before use. Replace with one having a single check valve.

If not wanted nor needed then remove. Ensure no deadleg is left in situ.

QUARTERLY

Measure water temperatures to check if they are compliant.

Thank you for instructing Archer & Stone to do the legionella risk assessment. If there are any issues that require further explanation, advice or actions that require management decisions please contact us.

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