

LEGIONELLA RISK ASSESSMENT



Date : 24th November 2018

Address : Broderick Court, Alma Way, LS6 2AJ

Tel : 0113 278 3335

Legislation: ACOP L8 (2013) & HSG274 Part 2 (2014)

It is a legal requirement to assess the risk from legionella and manage the risk on all workplaces in the United Kingdom. The assessment needs to be **reviewed regularly** and, whenever there is reason to believe :

- a change to the water system or its use;**
- a change to the use of the building where the system is installed;**
- new information available about risks or control measures;**
- results of checks that indicate control measures are no longer effective;**
- changes to key personnel;**
- a case of legionnaires' disease/legionellosis associated with the system.**

Employers must carry out risk assessment, implement change, appoint a responsible person, **train staff and continually review.**

Description of water systems:

The site consists of : A brick and glazed construction building split into various flats.

Previous Risk Assessments:

The last risk assessment was carried out on :
N/A

Monitoring & Record Keeping:

To Do	Service	Action to Take	Frequency
N/A	Calorifier	Temperature to take calorifier flow temperature should modulate as close to 60°C as practical not to go below 60°C	Monthly
N/A	Hot Water Temperature	Temperature to take Nearest / Furthest outlet minimum of 50°C within 1 minute	Monthly
N/A	Point of Use Water Heater 15lor less	Check water temperature at an outlet to confirm the heater operates at 55 to 60°C	Monthly / 6 Monthly
N/A	Cold Water Storage Tank	Visual inspection of Cold Water Storage Tank to see if internal tank is clean and stored water clear in appearance and free from debris, scale and and biofilms. Temperature of stored water to take.	Annually
N/A	Cold Water Temperature	Temperature to take Nearest / Furthest outlet maximum of 20°C within 2 minutes	Monthly
N/A	Showers	Dismantle, clean and descale removable parts, heads ,inserts and hoses where fitted	Quarterly
N/A	Little Used Outlet	Flush outlet for 5 minuets.	Weekly
N/A	Thermostatic Mixing Valve (TMV)	Inspect ,clean,descaleand disinfect any strainers or filters associated with the TMV	Annually or as per manufactures instruction
N/A	Scaled Outlets	Clean and descale	As Required

Assets:

Floor	Location	Manufacturer	Volume	Model	Temp	Comments
	BIB Tap in Meter Cupboard (Flats 10-16)		1		°C	
	BIB Tap in Meter Cupboard (Flats 22-17)		1		°C	
	BIB Tap in Meter Cupboard (Flats 23-28)		1		°C	
	BIB Tap in Meter Cupboard (Flats 9-4)		1		°C	
			1		°C	

Outlets:

Floor	Description	Sinks / Wash Hand Basins	TMVs	Blending Taps	Showers	Bath	Urinals	W/C	Bib Tap	Outlet Scaled	Hot Temp	cold Temp	Comments
	BIB Tap in Meter Cupboard (Flats 10-16)								1		°C	°C	
	BIB Tap in Meter Cupboard (Flats 22-17)								1		°C	°C	
	BIB Tap in Meter Cupboard (Flats 23-28)								1		°C	°C	
	BIB Tap in Meter Cupboard (Flats 9-4)								1		°C	°C	
											°C	°C	
											°C	°C	
											°C	°C	
											°C	°C	
											°C	°C	

Comments:

Temperatures in **bold** are out of specification for legionella control.
 Temperatures in **red** represent a scalding risk.

See Info box 2.2: Low risk systems, page 28, HSG274 Part 2.

Assessment of risk:

There are no high risk systems, no stored cold water and the volume of stored hot water is low.
 Temperatures at outlets are compliant, water turnover is frequent the risk from legionella is minimal.

It is the view of Water Hygiene Services that this site presents no reasonable foreseeable risk from the domestic water systems.

Recommendations:

1. Monthly monitoring hot and cold temperatures is required.
2. Maintain outlets free from scale & dirt.

3. Flush any little used outlets weekly.
4. Review risk assessment regularly or if changes occur to the water systems or its use or if this current assessment is deemed to be invalid.
- 5 . Supply and fit Double Check Valves to each BIB Tap

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