



Catterall Village Hall



Legionella Risk Assessment for Catterall Village Hall

Client Name: Catterall Village Hall
Site Name: Catterall Village Hall
Assessment Date 28/04/2021



The concept of risk assessment is to enable employers to evaluate how the respective legislative requirements should be applied within their organisation rather than prescribed legislative criteria. The purpose of any risk assessment is to :

- Identify operations, tasks and processes that may foreseeable cause harm to employees or others (Hazards)
- To identify the potential of the hazard being realised (Likelihood).
- To define the risk (hazard severity x likelihood) and define principals to avoid or reduce the risk.

A service provider will have great difficulty defining time scales for corrective action as this is dependant on any other risks within the organisation and the budget available for corrective actions. The responsibility for implementing and completing the corrective measures therefore remains within the organisation for whom the risk assessment has been produced

Legionella risk assessments produced by this system will always be site specific although common elements may be used that are applicable to many water systems.

Executive Summary Report

This report summarises all concerns identified by the risk assessor in a brief format - giving an overall review of conditions found. The risk levels are a condensed cumulative figure and their only function is to provide an initial insight into identified risk areas. One badly maintained system could dilute the risk rating if there are - for example - four other well maintained systems. The system specific - Findings Report - should always be read in conjunction with individual corrective recommendations and the rating allocated to each action. (Note: a Risk Rating of 3 or 4 should be considered as requiring urgent attention.)

Terms explained in this assessment format:

Risk rating - has been used to prioritise corrective actions relating directly to legionella control.

Health and Safety rating - has been used to prioritise corrective actions relating to general safety concerns such as working at heights or scalding risks pointed out under our duty of care.

The assessment remains an editable document on the service providers system allowing audited corrections and re-assessments to be made if required.

The use of this Software does not negate the service provider responsibility to ensure the Risk Assessor is competent to undertake legionellosis risk assessments. Those appointing a service provider must also ensure that the competence of the service provider is assessed.

It is imperative that all operatives using Legionella Survey Software are suitably trained

- (i) To use the software
- (ii) In the principals of risk assessment.
- (iii) Have a sound knowledge of legionella legislation and control practices.

The responsibility for managing the risk falls to the Statutory Duty Holder or nominated Responsible Person. We would recommend that you read at least the following sections of L8 in relation to Risk s from Legionellosis identified in your Risk Assessment. If hot tubs or spa pools are present on site read guidance HSG282.

Page 8 - Managing the risk management responsibilities and training and competence.

Page 10 - Preventing or controlling the risk from exposure to legionella bacteria

Page 13 - Record keeping.

Failing to action the findings of a risk assessment may result in legionella bacteria proliferating in the water systems inspected. Legionella is potentially FATAL.

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- Emergency Shutdown Procedure

In the event of a suspected contamination of Legionella bacteria, the following requests and recommendations may be made.

- (a) To shut down any processes, which are capable of generating and disseminating airborne water droplets and keep them shut down until sampling procedures and any remedial cleaning or other works has been done. Final clearance to restart the system may be required.
- (b) To take water samples from the system before any emergency disinfection being undertaken. This will help the investigation of the cause of the illness. The investigating officers from the local authorities may take samples or require them to be taken.
- (c) To provide staff health records to discern whether there are any further undiagnosed cases of illness and to help prepare case histories of the people affected.
- (d) To co-operate fully in an investigation of any plant that may be suspected of being involved in the cause of the outbreak. This may involve for example
 - a. Tracing of all pipe work runs
 - b. Detailed scrutiny of all operational records
 - c. Statements from plant operatives and managers
 - d. Statements from water treatment contractors or consultants

Any infringements of relevant legislation may be suspect to a formal investigation by the appropriate enforcing authority.

If a water system is implicated in an outbreak of Legionnaire's Disease, emergency treatment of that system should be carried out as soon as possible.

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Client Information

Client Name Catterall Village Hall
Address Garstang Road
Catterall
Lancashire
Post Code PR3 1XN
Contact Name Amy Holland
Phone Number 01995 600689
Fax Number
Mobile Number
Email Address oopsiedaisy88@hotmail.com

Site Information

Site Name Catterall Village Hall
UPRN
Address Garstang Road
Catterall
Lancashire
Post Code PR3 1XN
Contact Name Amy Holland
Phone Number 01995 600689
Fax Number
Mobile Number
Email Address oopsiedaisy88@hotmail.com

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Risk Assessors Information

Company Name Maxigiene Ltd
Address 29 Westbourne Road
Thornton Cleveleys
Lancashire

Post Code FY5 1HL

Risk Assessor Peter Maxwell

Phone Number 01253825987

Fax Number 01253857007

Mobile Number 07968259121

Email Address peter@maxigiene.co.uk

Scope of Work Maxigiene Ltd were commissioned by Catterall Village Hall to carry out a risk assessment in accordance with the requirements of ACOP L8 Legionnaires disease - The Control Of Legionella Bacteria In Water Systems. All the domestic water and heating systems found within the building are included within this assessment.

Comments This Risk Assessment should be reviewed regularly (at least every 2 years) and particularly if there are reasonable grounds to believe that it may no longer be valid (ACOP L8:2013 Para 32). It is advisable to conduct an annual review of all monitoring programmes and control schemes and lines of communications and record keeping in order to ensure that best practices are being maintained. Regular risk assessment reviews and the adoption of effective procedures to prevent or control the risk will enable the Statutory Duty Holder to demonstrate that all pertinent factors have been properly considered. (ACOP L8:2013 Para 38)

Standard This assessment covers all areas where Maxigiene Environmental Services Limited were able to gain access during the site visit along with information provided by site employees. Any area where access was not available for any reason are noted within the assessment, however, Maxigiene Ltd can not be held responsible for any inaccuracies within the assessment due to there being no access at the time of the assessment.

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Emergency Shut Down Emergency Shutdown Procedure

In the event of a suspected contamination of Legionella bacteria, the following requests and recommendations may be made.

(a) To shut down any processes, which are capable of generating and disseminating airborne water droplets and keep them shut down until sampling procedures and any remedial cleaning or other works has been done. Final clearance to restart the system may be required.

(b) To take water samples from the system before any emergency disinfection being undertaken. This will help the investigation of the cause of the illness. The investigating officers from the local authorities may take samples or require them to be taken.

(c) To provide staff health records to discern whether there are any further undiagnosed cases of illness and to help prepare case histories of the people affected.

(d) To co-operate fully in an investigation of any plant that may be suspected of being involved in the cause of the outbreak. This may involve for example

- a. Tracing of all pipe work runs
- b. Detailed scrutiny of all operational records
- c. Statements from plant operatives and managers
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Any infringements of relevant legislation may be suspect to a formal investigation by the appropriate enforcing authority.

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Executive Summary



The Site

The property is currently used as a village hall open to the public for various activities.

The water systems

The water systems on site are mains water fed with local point of use water heaters throughout.

The Management

ACOP L8 Legionnaires Disease - The control of Legionella bacteria in water systems has the fundamental requirement of formally nominating a Responsible Person conducting a risk assessment and controlling any risks identified. At the time of our survey most of the tasks required for good control have not been allocated. Most importantly the need for regular monitoring and inspection has not been actioned and there is no centralised record system. Overleaf are recommendations with a priority rating of 3 and higher, in the findings section of this risk assessment a full list of recommendations can be found.

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Survey	Risk	H & S Risk	Comments
Management	2.0	0.0	Management: Initiate and record monthly water heater temperature testing.
	3.0	0.0	Management: Initiate monthly sentinel outlet temperature testing.
	2.0	0.0	Management: Initiate and record rotational temperature monitoring of representative outlets.
All Hot Water Outlets	3.0	0.0	Dead legs should be removed as identified on our asset register. Service TMV's Reduce the length of pipework holding blended water
Mains Cold Water	1.5	0.0	Clean and disinfect spray taps quarterly. Remove all dead legs identified.
POU Water Heater 01	1.0	2.0	A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.
POU Water Heater 02	1.0	2.0	A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.
Site Average	1.9	0.6	

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Legionella Risk - Relating Directly to Legionella Concerns

Risk Level 0	Hazard - Serious \ Major Likelihood - very low Risk - minimal No additional action required
Risk Level 1	Hazard - Serious \ Major Likelihood - hood low Risk - slight risk under abnormal operating conditions Take action when other more significant risks have been completed
Risk Level 2	Hazard - Serious \ Major Likelihood - possible Risk - possible risk with existing operational conditions Take actions when operationally practical
Risk Level 3	Hazard - Serious \ Major Likelihood - present Risk - probable risk with existing operational conditions Take action as soon as possible
Risk Level 4	Hazard - Serious \ Major Likelihood - high Risk - imminent risk of harm or loss Take immediate action to reduce risk

Other Remedial Actions covers anything else that is a possible Health and Safety risk or Non-Water Regulation Compliance issue

H & S Risk Level 0	No additional action required
H & S Risk Level 1	Take action when other more significant risks have been completed
H & S Risk Level 2	Take action when practicable
H & S Risk Level 3	Take action as soon as possible
H & S Risk Level 4	Take immediate action to reduce risk

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Management Structure

Management Type Service Provider
Management Name Maxigiene Environmental Services Limited
Address Maxigiene, Dorset Avenue, Lancashire, , FY5 1HL

Contact Name Peter Maxwell
Phone Number 01253 825987
Fax Number 01253 857007
Mobile Number 07968 259121
Email Address peter@maxigiene.co.uk

Deputies Name Julie Maxwell
Phone Number 01253 825987
Fax Number 01253 857007
Mobile Number 07760 750805
Email Address julie@maxigiene.co.uk

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Management Type Property Owner

Management Name Catterall Village Hall

Address Garstang Road, Catterall, Lancashire, , PR3 1XN

Contact Name Kevin O'Hanlon

Phone Number 01995 600689

Fax Number

**Mobile
Number**

**Email
Address**

Deputies Name Simon Kirkman - Carol Boardman

**Phone
Number** 01995 600689

Fax Number

**Mobile
Number**

**Email
Address**

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Management Responsibility

Question 1 Identification of the statutory DUTY HOLDER

Signed to accept responsibility **Yes** Assigned to Simon Kirkman on the 28/04/2021

Question 2 The appointment of a responsible person

Signed to accept responsibility **Yes** Assigned to Kevin O Hanlon on the 28/04/2021

Question 3 The appointment of a deputy

Signed to accept responsibility **Yes** Assigned to Simon Kirkman - Carol Boardman on the 28/04/2021

Question 4 Notification to the local authority of any EVAPORATIVE COOLING DEVICES

Signed to accept responsibility **NA**

Question 5 Conducting of a legionellosis risk assessment

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 6 Provision of system schematics

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 7 Remedial or corrective actions required with priority / degree of risk

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 8 Review of legionellosis risk assessment AT LEAST EVERY TWO YEARS

Signed to accept responsibility **Yes** Assigned to Catterall Village Hall on the 28/04/2021

Question 9 Production of the written scheme for prevention or control

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 10 Programme of works

Signed to accept responsibility **Yes** Assigned to Catterall Village Hall on the 28/04/2021

Question 11 Provision of control parameters, measurement methods, sample locations, and frequencies

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 12 Auditing control procedures Annually

Signed to accept responsibility **Yes** Assigned to Catterall Village Hall on the 28/04/2021

Question 13 Actions in the event of positive legionella result / outbreak

Signed to accept responsibility **Yes** Assigned to Catterall Village Hall on the 28/04/2021

Question 14 Providing training and identifying competence

Signed to accept responsibility **Yes** Assigned to Catterall Village Hall on the 28/04/2021

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Question 15 Provision of a suitable record system

Signed to accept responsibility **Yes** Assigned to Maxigiene Ltd on the 28/04/2021

Question 16 Maintaining the record system

Signed to accept responsibility **No**

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Systems Responsibilities

Question 17 Weekly Flushing of infrequently used outlets

Signed to accept responsibility **NA**

Question 18 Weekly Standby plant switching

Signed to accept responsibility **NA**

Question 19 Weekly Flushing of deadlegs

Signed to accept responsibility **NA**

Question 20 Monthly Temperature Monitoring

Signed to accept responsibility **No**

Question 21 Quarterly Shower head cleaning and disinfection

Signed to accept responsibility **No**

Question 22 Quarterly Routine sampling

Signed to accept responsibility **NA**

Question 23 Annual Softener service and disinfection

Signed to accept responsibility **NA**

Question 24 Annual Calorifier inspection

Signed to accept responsibility **NA**

Question 25 Annual Storage cistern inspection

Signed to accept responsibility **NA**

Question 26 Annual Domestic hot and cold water services disinfection

Signed to accept responsibility **NA**

Question 27 Annual Fire Hose Reel Flushing

Signed to accept responsibility **NA**

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Equipment Summary

System No.	System Type	Description	Location
01	Mains	Mains Cold Water	Hall Store & Office Toilet
02	POU	POU Water Heater 01	Hall Store
03	POU	POU Water Heater 02	Hall Kitchen
04	HWS	All Hot Water Outlets	Throughout

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Mains Cold Water

System Number 01
 System Reference Mains
 Short Description Mains Cold Water
 Location Hall Store & Office Toilet
 Describe access Good
 System served System 1 mains cold water outlets

Overall Risk **1.5**

Overall H & S Risk 0.0

Question 1 Do construction materials appear to be Water regulations compliant
 Answer Yes Risk 0 H & S Risk 0

Question 2 Does the distribution system operate below 20°C
 Answer Yes Risk 0 H & S Risk 0

Question 3 Is distribution pipework insulated within the boiler house and roof space
 Answer NA - Pipework on show Risk 0 H & S Risk 0

Question 4 Are spray taps fitted
 Answer Yes Risk 1 H & S Risk 0
 Guidance Spray taps are considered to be an unnecessary aerosol producer.
 Recommendation Clean and disinfect spray taps quarterly.

Question 5 Are there showers on the mains system
 Answer No Risk 0 H & S Risk 0

Question 6 Are showerheads clean and free from scale and slime.
 Answer No mains showers Risk 0 H & S Risk 0

Question 7 Are Wash down hoses in regular use
 Answer No washdown hoses Risk 0 H & S Risk 0

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Question	8	Are Wash down hoses protected against back flow		
Answer		No washdown hoses	Risk 0	H & S Risk 0
Question	9	Are mains fed fire hoses separated via a check valve		
Answer		No fire hoses connected to mains	Risk 0	H & S Risk 0
Question	10	Are mains fed emergency showers or eye wash stations flushed weekly		
Answer		No emergency showers	Risk 0	H & S Risk 0
Question	11	Is the main protected against back flow (such as quick fill links)		
Answer		No cross connections found.	Risk 0	H & S Risk 0
Question	12	Is the direct mains system free from dead legs		
Answer		No	Risk 2	H & S Risk 0
Guidance		Standing water in dead legs could possibly provide a breeding ground for Legionella bacteria or reduce the wholesome nature of supply water.		
Recommendation		Remove all dead legs identified.		
Question	14	Are there any drinking water outlets in toilet locations		
Answer		No	Risk 0	H & S Risk 0
Question	15	Are there any drinking water outlets in workshop locations		
Answer		No	Risk 0	H & S Risk 0

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POU Water Heater 01

System Number 02
System Reference POU
Short Description POU Water Heater 01
Location Hall Store
Describe access Good
System served System 2 hot water outlets

Overall Risk 1.0

Overall H & S Risk 2.0

Question	1	Is safe access provided to inspect water heater		
Answer	Yes		Risk 0	H & S Risk 0
Question	2	Make of water heater		
Answer	Steibel		Risk 0	H & S Risk 0
Question	3	How is the water heated		
Answer	The water is heated by electric		Risk 0	H & S Risk 0
Question	4	Water heater temperature preset or variable.		
Answer	Variable		Risk 0	H & S Risk 0
Question	5	Stored water volume in litres		
Answer	10 Litres		Risk 0	H & S Risk 0
Question	6	Is local heater working		
Answer	Yes		Risk 0	H & S Risk 0
Question	7	Is the water heater required		
Answer	Yes		Risk 0	H & S Risk 0
Question	8	Is the water heater mains or tank fed		
Answer	Mains fed		Risk 0	H & S Risk 0

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Question	9	What is the supply water temperature to the heater		
Answer		Temperature 12°C	Risk 0	H & S Risk 0
Question	10	What is the outlet temperature of the water heater		
Answer		Temperature 51°C	Risk 0	H & S Risk 0
Question	11	Material of supply pipe to water heater		
Answer		Copper	Risk 0	H & S Risk 0
Question	12	Is the supply pipe to water heater fitted with a valve		
Answer		Yes	Risk 0	H & S Risk 0
Question	13	If the water heater is direct mains fed, is the supply fitted with a check valve		
Answer		No	Risk 1	H & S Risk 2
Guidance		A single check valve is the minimum required backflow protection for Cat 2 fluids (Hot water) by the Water Supply (Water Fittings) Regulations.		
Recommendation		A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.		
Question	14	Is the expansion vessel fitted correctly		
Answer		No expansion vessel fitted.	Risk 0	H & S Risk 0
Question	15	Is the water heater free from dead legs.		
Answer		None identified at time of survey	Risk 0	H & S Risk 0
Question	16	Is the water heater labelled		
Answer		Yes	Risk 0	H & S Risk 0

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POU Water Heater 02

System Number 03
System Reference POU
Short Description POU Water Heater 02
Location Hall Kitchen
Describe access Good
System served System 3 hot water outlets

Overall Risk 1.0

Overall H & S Risk 2.0

Question	1	Is safe access provided to inspect water heater		
Answer	Yes		Risk 0	H & S Risk 0
Question	2	Make of water heater		
Answer	Hyco		Risk 0	H & S Risk 0
Question	3	How is the water heated		
Answer	The water is heated by electric		Risk 0	H & S Risk 0
Question	4	Water heater temperature preset or variable.		
Answer	Variable		Risk 0	H & S Risk 0
Question	5	Stored water volume in litres		
Answer	15 Litres		Risk 0	H & S Risk 0
Question	6	Is local heater working		
Answer	Yes		Risk 0	H & S Risk 0
Question	7	Is the water heater required		
Answer	Yes		Risk 0	H & S Risk 0
Question	8	Is the water heater mains or tank fed		
Answer	Mains fed		Risk 0	H & S Risk 0

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Question	9	What is the supply water temperature to the heater		
Answer		Temperature 12°C	Risk 0	H & S Risk 0
Question	10	What is the outlet temperature of the water heater		
Answer		Temperature 63°C	Risk 0	H & S Risk 0
Question	11	Material of supply pipe to water heater		
Answer		Copper	Risk 0	H & S Risk 0
Question	12	Is the supply pipe to water heater fitted with a valve		
Answer		Yes	Risk 0	H & S Risk 0
Question	13	If the water heater is direct mains fed, is the supply fitted with a check valve		
Answer		No	Risk 1	H & S Risk 2
Guidance		A single check valve is the minimum required backflow protection for Cat 2 fluids (Hot water) by the Water Supply (Water Fittings) Regulations.		
Recommendation		A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.		
Question	14	Is the expansion vessel fitted correctly		
Answer		No expansion vessel fitted.	Risk 0	H & S Risk 0
Question	15	Is the water heater free from dead legs.		
Answer		None identified at time of survey	Risk 0	H & S Risk 0
Question	16	Is the water heater labelled		
Answer		Yes	Risk 0	H & S Risk 0

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All Hot Water Outlets

System Number 04
System Reference HWS
Short Description All Hot Water Outlets
Location Throughout
Describe access Good
System served All hot water outlets throughout site

Overall Risk 3.0

Overall H & S Risk 0.0

Question 1 Do construction materials appear to be Water regulations compliant
Answer Yes Risk 0 H & S Risk 0

Question 2 Do all parts of the distribution system operate above 50°C or 55°C in healthcare premises
Answer Yes Risk 0 H & S Risk 0

Question 3 Is distribution pipework insulated within the boiler house and roof space
Answer NA Pipework on show Risk 0 H & S Risk 0

Question 4 Is the HWS free from dead legs
Answer No Risk 3 H & S Risk 0
Guidance Standing water in dead legs can provide a breeding ground for Legionella bacteria.
Recommendation Dead legs should be removed as identified on our asset register.

Question 5 Are all distribution valves labelled
Answer Not applicable Risk 0 H & S Risk 0

Question 6 Are spray taps fitted
Answer No Risk 0 H & S Risk 0

Question 7 Are trace heating techniques used to maintain the temperature of single pipe systems working.
Answer None found Risk 0 H & S Risk 0

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Question 8 Is there a risk of scalding

Answer Yes

Risk 3

H & S Risk 0

Recommendation Service TMV's

Question 9 Do TMVs require fitting

Answer No

Risk 0

H & S Risk 0

Question 10 Is the supply water to TMVs below 20 and above 50°C

Answer Yes

Risk 0

H & S Risk 0

Question 11 Are lengths of blended water below 3M

Answer No

Risk 3

H & S Risk 0

Guidance Total blended water lengths should not exceed 5m in length and central blending systems should be avoided if at all possible.

Recommendation Reduce the length of pipework holding blended water

Question 12 Are Wash down hoses in regular use

Answer No Wash down hoses fitted to the HWDS

Risk 0

H & S Risk 0

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Management

Overall Risk **2.3**

Overall H & S Risk 0.0

Question	1	Has the Responsible person been appointed in writing		
Answer	Yes		Risk 0	H & S Risk 0
Question	2	Has the Responsible person signed to accept their duties		
Answer	Yes		Risk 0	H & S Risk 0
Question	3	Has an authorised deputy been appointed		
Answer	Yes		Risk 0	H & S Risk 0
Question	4	Has a suitable and sufficient risk assessment of the water systems been undertaken.		
Answer	Yes		Risk 0	H & S Risk 0
Question	5	Is the responsible person competent or have access to competent help		
Answer	Yes		Risk 0	H & S Risk 0
Question	6	Do records show clear lines of communication within the organisation		
Answer	Yes		Risk 0	H & S Risk 0
Question	7	Do records show clear lines of communication with service providers.		
Answer	Yes		Risk 0	H & S Risk 0
Question	8	Is the allocation of tasks comprehensive.		
Answer	Yes		Risk 0	H & S Risk 0

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Question	9	Are service providers members of the LCA.		
Answer	Yes		Risk 0	H & S Risk 0
Question	10	Are records filed in a centralised record system		
Answer	Yes		Risk 0	H & S Risk 0
Question	11	Are monitoring and inspection records available for at least 5 years (if applicable)		
Answer	Yes		Risk 0	H & S Risk 0
Question	12	Are schematics satisfactory		
Answer	Yes		Risk 0	H & S Risk 0
Question	13	Is there evidence of non-conformity control		
Answer	To be completed after assessment is adopted		Risk 0	H & S Risk 0
Question	14	Has management competence been assessed		
Answer	Yes		Risk 0	H & S Risk 0
Question	15	Are training needs planned and recorded		
Answer	Yes		Risk 0	H & S Risk 0
Question	16	Are client staff adequately trained		
Answer	Yes		Risk 0	H & S Risk 0
Question	17	Are there routine monitoring and inspection procedure		
Answer	Yes		Risk 0	H & S Risk 0
Question	18	Do site have an action plan for Legionella positive results in accordance with the clients corporate policy		
Answer	Yes		Risk 0	H & S Risk 0
Question	19	Does the client have an action plan in the event of an outbreak in accordance with the clients corporate policy		
Answer	Yes		Risk 0	H & S Risk 0

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Question	20	Are water cisterns inspected annually		
Answer	No cisterns		Risk 0	H & S Risk 0
Question	21	Are cistern temperatures being checked twice yearly		
Answer	No cisterns		Risk 0	H & S Risk 0
Question	24	Are water heater flow and return temperatures checked monthly		
Answer	No		Risk 2	H & S Risk 0
Guidance	Check temperatures in flow and return at the water heaters are reaching 60°C and >50°C respectively. Initiate and record monthly water heater temperature testing.			
Recommendation	Initiate and record monthly water heater temperature testing.			
Question	25	Are Hot water outlet temperatures checked monthly		
Answer	No		Risk 3	H & S Risk 0
Guidance	Check water temperatures at sentinel taps to see if hot water reaches 50°C within one minute. (App I List 2) Initiate monthly sentinel outlet temperature testing.			
Recommendation	Initiate monthly sentinel outlet temperature testing.			
Question	26	Are stored cold water outlet temperatures recorded monthly.		
Answer	No stored cold water outlets		Risk 0	H & S Risk 0
Question	27	Are a representative number of outlets checked annually.		
Answer	No		Risk 2	H & S Risk 0
Guidance	It is generally accepted that a representative number of the total outlets should be temperature tested annually and that these are often conducted monthly on a rotational basis. Initiate and record rotational temperature monitoring of representative outlets.			
Recommendation	Initiate and record rotational temperature monitoring of representative outlets.			
Question	28	Are alternative methods used for legionella control		
Answer	No - temperature control is in operation.		Risk 0	H & S Risk 0
Question	29	Are treatments used on mains or potable water		
Answer	No		Risk 0	H & S Risk 0
Question	30	Are weekly checks being conducted on dosing system		
Answer	No dosing system fitted		Risk 0	H & S Risk 0

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Question 31 Are monthly checks being conducted on water quality

Answer NA - no treatment regime in operation

Risk 0

H & S Risk 0

Question 32 Are microbiological samples taken to prove dosing is effective

Answer NA - no treatment regime in operation

Risk 0

H & S Risk 0

Question 33 Do procedures define risk assessment reviews at least every two years.

Answer Yes

Risk 0

H & S Risk 0

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Mains Cold Water Findings

System 01 Mains : Mains Cold Water

Overall Risk 1.5

H & S Risk 0.0

Question Number	Recommendations	Risk : H & S Risk	
4	Clean and disinfect spray taps quarterly.	1	0
12	Remove all dead legs identified.	2	0

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POU Water Heater 01 Findings

System 02 POU \ Combi Boiler : POU Water Heater 01

Overall Risk 1.0

H & S Risk 2.0

Question Number	Recommendations	Risk : H & S Risk	
13	A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.	1	2

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POU Water Heater 02 Findings

System 03 POU \ Combi Boiler : POU Water Heater 02

Overall Risk 1.0

H & S Risk 2.0

Question Number	Recommendations	Risk : H & S Risk	
13	A type EA, EB, EC or ED Check Valve should be fitted to prevent back-contamination of the incoming supply.	1	2

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All Hot Water Outlets Findings

System 04 **Hot Water Down Services : All Hot Water Outlets**

Overall Risk 3.0

H & S Risk 0.0

Question Number	Recommendations	Risk : H & S Risk	
4	Dead legs should be removed as identified on our asset register.	3	0
8	Service TMV's	3	0
11	Reduce the length of pipework holding blended water	3	0

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Management Findings

Overall Risk 2.3

H & S Risk 0.0

Question Number	Recommendations	Risk : H & S Risk	
24	Initiate and record monthly water heater temperature testing.	2	0
25	Initiate monthly sentinel outlet temperature testing.	3	0
27	Initiate and record rotational temperature monitoring of representative outlets.	2	0

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Survey Pictures

Deadlegs located in hall store



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Survey Pictures

Deadleg 2 Located in hall store



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Survey Pictures

Hall store mains



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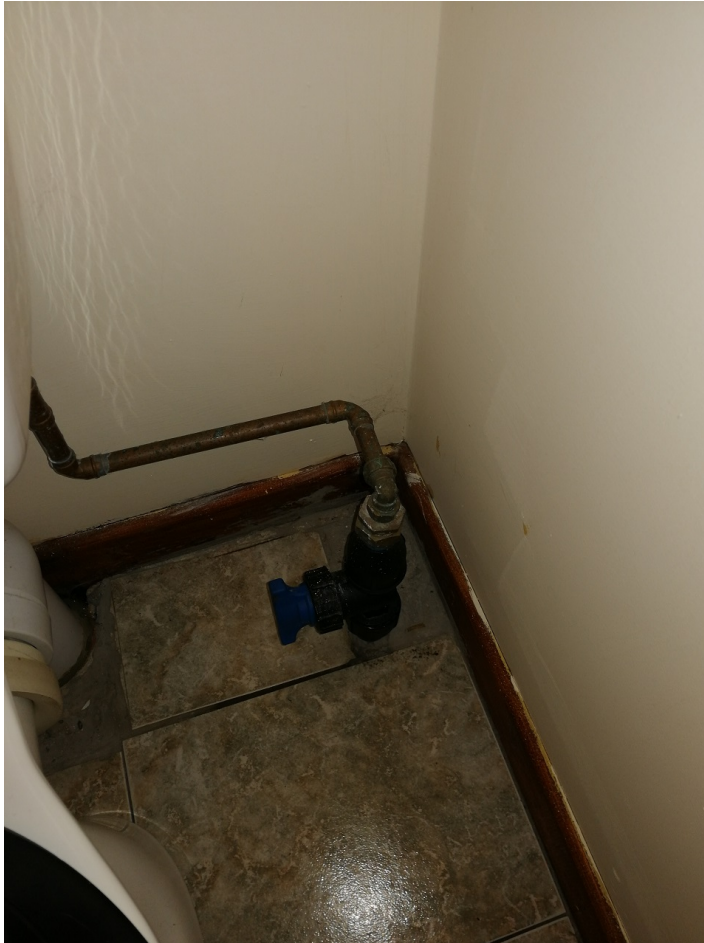
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Survey Pictures

Office toilet mains



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Survey Pictures

POU Water Heater 01



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Survey Pictures

POU Water Heater 02



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Asset Register

Location and Equipment Type

	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
Hall Store							
Deadleg served by system(s) 1+2	3	3	0	0	0	0	0
TMV served by system(s) 1+2 TMV:	1	0	0	0	0	0	0
	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
Gents Toilet							
Urinals served by system(s) 1	1	0	0	0	0	0	0
WC served by system(s) 1	1	0	0	0	0	0	0
TMV Controlled WHB served by system(s) 1+2	1	0	0	12.4	0	50	38.7
TMV Controlled Sentinel WHB served by system(s) 1+2	1	0	0	12.4	0	50	0
	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
Disabled Toilet							
TMV Controlled Sentinel WHB served by system(s) 1+2	1	0	0	12	0	50	39.2
WC served by system(s) 1	1	0	0	0	0	0	0
	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
Hall Kitchen							
TMV Controlled Sentinel Sink served by system(s) 1+3 TMV:	1	0	0	10.3	0	63	50.9
Water boiler served by system(s) 1	1	0	0	0	0	0	0
Dishwasher served by system(s) 1	1	0	0	0	0	0	0
TMV Controlled WHB served by system(s) 1+3	1	0	0	10.4	0	63	50.8

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	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
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Ladies Toilet

WC served by system(s) 1	2	0	0	0	0	0	0
TMV Controlled WHB served by system(s) 1+3	1	0	0	10.7	0	63	50.1
TMV Controlled Sentinel WHB served by system(s) 1+3	1	0	0	10.9	0	63	49.8

	Amount	Dead Legs	Infreq.	Mains	Tank	Hot	Mixed
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Office Toilet

WC served by system(s) 1	1	0	0	0	0	0	0
WHB served by system(s) 1	1	0	0	13.4	0	0	0
Hand Wash Unit served by system(s) 1	1	0	0	0	0	56.9	0

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Asset Register Findings

Please note that the mixed water outlet temperatures listed are below 37 °C or above 45 degrees C

Outlet 1 x TMV Controlled Sentinel Sink, located in Hall Kitchen with a temperature of 50.9 degrees C

Outlet 1 x TMV Controlled WHB, located in Hall Kitchen with a temperature of 50.8 degrees C

Outlet 1 x TMV Controlled WHB, located in Ladies Toilet with a temperature of 50.1 degrees C

Outlet 1 x TMV Controlled Sentinel WHB, located in Ladies Toilet with a temperature of 49.8 degrees C

Remove Dead Legs

Outlet 3 x Deadleg, located in Hall Store

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Site Specific Control Scheme

Bi-ennially

Conduct a risk assessment review.

Management

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Site Specific Control Scheme

Annually

Ensure that the temperature of a representative number of outlets has been recorded during each 12-month period on a rotational basis.

WHB	Office Toilet
TMV Controlled WHB	Gents Toilet
TMV Controlled WHB	Hall Kitchen
TMV Controlled WHB	Ladies Toilet

Visually inspect the water heater condition.

POU \ Combi Boiler, POU Water Heater 01	Hall Store
POU \ Combi Boiler, POU Water Heater 02	Hall Kitchen

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Site Specific Control Scheme

Six Monthly

Service valves minimum semi-annually and in accordance with manufactures instructions.

TMV Controlled Sentinel WHB	Gents Toilet
TMV Controlled Sentinel WHB	Disabled Toilet
TMV Controlled Sentinel WHB	Ladies Toilet
TMV Controlled Sentinel Sink	Hall Kitchen
TMV Controlled WHB	Gents Toilet
TMV Controlled WHB	Hall Kitchen
TMV Controlled WHB	Ladies Toilet

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Site Specific Control Scheme

Quarterly

Dismantle, clean and descale spray tap inserts.

Hand Wash Unit

Office Toilet

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Site Specific Control Scheme

Monthly

Check and record water temperature at nearest and furthest outlets (Sentinals).

TMV Controlled Sentinel WHB	Gents Toilet
TMV Controlled Sentinel WHB	Disabled Toilet
TMV Controlled Sentinel Sink	Hall Kitchen
TMV Controlled Sentinel WHB	Ladies Toilet

Monitor temperature at flow and return

POU \ Combi Boiler, POU Water Heater 01	Hall Store
POU \ Combi Boiler, POU Water Heater 02	Hall Kitchen

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