

## LEGIONELLA RISK ASSESSMENT

### THE PREVENTION AND CONTROL OF LEGIONNAIRES' DISEASE



|                                 |                                      |
|---------------------------------|--------------------------------------|
| <b>Client:</b>                  | Wessex RF & CA                       |
| <b>Site:</b>                    | Torquay Platoon                      |
| <b>Address:</b>                 | Shiphay Manor Drive, Torquay TQ2 7DZ |
| <b>Risk Rating:</b>             | Low                                  |
| <b>Report Ref:</b>              | AQST/LRA/188                         |
| <b>Surveyed By:</b>             | Ryan Hill                            |
| <b>Survey Date:</b>             | 14 <sup>th</sup> September 2023      |
| <b>Report Date:</b>             | 19 <sup>th</sup> October 2023        |
| <b>Recommended Review Date:</b> | September 2025                       |

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## **1. EXECUTIVE SUMMARY**

This document is intended to identify the risk of developing legionnaire's disease from the building water system. The Health and Safety Executive Approved Code of Practice recommends Risk Assessments should be reviewed on a regular basis and in accordance with the current ACOP recommendations.

The Health and Safety commission issued an Approved Code of Practice for "Prevention of Legionellosis (including legionnaires' disease)" which came into effect on 15th January 1992, requiring a risk assessment to be undertaken. Guidance notes were issued by the Health and Safety Executive in the form of HS(G)70 and on the 8<sup>th</sup> January 2001 the Approved Code of Practice L8 came into force and BS8580:2019. This risk assessment is structured around the requirements of these documents, ACOPL8 revised and HSG274 Parts 1, 2 and 3 and The Water Regulations Guide.

Legionellosis is the term used for infections caused by legionella pneumophila and other bacteria from the family Legionellaceae. Legionnaire's Disease is a pneumonia that principally effects those who are susceptible due to age, illness, immunosuppression, smoking etc. and may be fatal. Legionellae can also cause less serious illnesses that are not fatal or permanently debilitating but which can affect all people. Infection is attributed to inhaling legionellae, either those water droplets which are small enough to penetrate deeply into the lung, or in droplet nuclei (particles left when water has evaporated). Legionellae are widespread in natural sources of water. They may enter man-made systems or water services, where they can multiply under certain conditions, and if there is a means of creating the transmitting water droplets, people in the vicinity may be at risk. Between 200-400 cases of legionellosis are reported in England and Wales every year.

For a risk to be present a chain of events has to occur:

- \* System infection
- \* Legionellae proliferation enhanced by system conditions
- \* Aerosol formation
- \* Inhalation of aerosol by susceptible individual

Since aerosol formation and inhalation is difficult to avoid the onus falls on the operator to prevent system infection and to eliminate conditions in which legionellae thrive. The aim is to reduce the risk to an acceptable level by controlling the conditions necessary for proliferation of the bacterium. As a general rule, in practice this means: Keeping the hot water storage temperature at greater than 60°C, maintaining cold water temperatures at less than 20°C, keeping water systems clean and in good condition and controlling contamination of the water systems. It is, however, understood that some small systems, particularly when instantaneous water heaters are being used as a hot water source, may not be able to achieve these parameters and further recommendations will be given as required.

In order to achieve this aim, a detailed legionellosis risk assessment has been carried out, the results of which are used to produce recommendations for the control of the bacterium.

Full details of the required actions are enclosed.

This risk assessment does not involve the preparation of the written scheme of control, but rather provides information that is critical to its preparation, improvement, and review.

Ensuring that there is a written scheme of control is a legal requirement of the duty holder, though they might instruct the risk assessor to advise or prepare the scheme of control on their behalf as a separate commission. It is important that operation and maintenance individuals are consulted.

The survey and assessment were conducted by Ryan Hill of Aquastat on 14/09/2023 on behalf of Wessex RF & CA.

This risk assessment only covers those water systems identified and made accessible to the assessor at the time of the survey.

**Location:** Shiphay Manor Drive, Torquay

**Site Description:** Single storey cadet building

**Site Layout:** Building consists of kitchen and toilets

**Mains Cold Water Services (MCWS):** Cold water mains stop tap is by the combi in the Kitchen cupboard

**Cold Water Storage Tank(s) (CWST) and Cold-Water Down Services (CWDS):** N/A

**Hot Water Storage Vessel(s) and Hot Water Systems (HWS):** N/A

**Thermostatic Mixer Valves (TMV) and Thermostatic Mixer Taps (TMT):** 2 x TMV's and 1 x TMT

**Showers and Spray Outlets:** N/A

**Water Heaters:** There is a combi in the Kitchen

**Expansion Vessels:** N/A

**Water Softeners:** N/A

## **2. SUMMARY OF RECOMMENDATIONS and RISK RATING**

This Risk Assessment has been carried out in order to ascertain the possible risk of contracting Legionellosis, including Legionnaires' disease, from water systems and to identify the maintenance activities required to control or prevent the risk from Legionella, including any remedial works that may be required to improve upon the findings of this assessment.

The water systems throughout this building, unless otherwise stated, have been surveyed utilising the specific asset survey forms within section six of this assessment. Each question is answered and, depending upon the survey findings, a risk score is allocated utilising the matrix below.

This matrix is designed to indicate possible risk or problematic areas within the assets or water systems.

Multiple questions will be asked for all aspects of the water asset or services present on the site.

The results from these questions will then be scored upon the risk of Legionella. The key to this scoring is:

### **KEY**

|               | Risk Level                                                                    | Action                                                                                                                           |
|---------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>N/A</b>    | The risk from Legionella is not applicable under normal operating conditions. | No action required for the control of Legionella. Other remedial actions may be applicable.                                      |
| <b>LOW</b>    | There is a low risk under normal operating conditions.                        | No additional actions required above ensuring compliance with ACoP L8                                                            |
| <b>MEDIUM</b> | There is a medium risk under normal operating conditions.                     | Implement risk reduction measures in compliance with ACoP L8 e.g.: Remedial Works or Control Scheme.                             |
| <b>HIGH</b>   | There is a high risk under normal operating conditions.                       | Implement Immediate or more radical risk reduction measures e.g. Emergency disinfection. / System changes or prohibition of use. |

Where Legionella management and training is insufficient or lines of communication are not established, which are quantifiable on the surveyor's experience and knowledge.

The assessor will use the knowledge of others as well as his own technical knowledge in the judgement of the water systems assessed within this document.

We cannot guarantee that all pipe work passing underground or through floors, walls and ceilings has been traced, and it is possible that certain system dead-ends or dead-legs may not have been identified. As a result, the schematic diagram(s) contained within this report only details the visible or assumed pipe work.

Whilst every effort has been made to ensure the accuracy of the content of this document, Aquastat will accept no responsibility for any omissions that are not included.

## OVERALL SYSTEM RISK STATUS

The susceptibility of personnel upon this site to the cause and effects of Legionnaires' disease have been assessed within the known range for specific Legionella susceptibility. Understandably, not every person has been interviewed to their susceptibility. Therefore, assumptions have been made as appropriate, based upon visual observations and communication during this assessment.

| Population Profile |                         |
|--------------------|-------------------------|
| Health of Users    | Generally fit & healthy |
| Property Occupancy | Cadets                  |

| Risk Assessment                                                                                                                                                                                                                                                                                                                                                                                                                        |   | LOW<br>1-2 | MEDIUM<br>3 | HIGH<br>4-5 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|-------------|-------------|
| Are conditions suitable for multiplication of bacteria including Legionella Pneumophila? <i>E.g. where optimum temperatures for microbial growth and stagnation occur, e.g. dead legs and infrequently used outlets.</i>                                                                                                                                                                                                               |   | 2          |             |             |
| Are nutrients present within the system?<br><i>E.g. sludge, scale, rust, algae and other organic matter.</i>                                                                                                                                                                                                                                                                                                                           |   | 2          |             |             |
| Is there a means of creating and disseminating breathable droplets? <i>E.g. aerosol generated by a shower.</i>                                                                                                                                                                                                                                                                                                                         |   | 1          |             |             |
| Are high risk groups using the water services?<br><i>E.g. persons over the age of 45, those with impaired or underlying health issues and compromised immune systems.</i>                                                                                                                                                                                                                                                              |   | 1          |             |             |
| Are control systems in place and checks currently being carried out? <i>E.g. Is monitoring being carried out at correct intervals? is it effective? Have there been positive legionella cases identified?</i>                                                                                                                                                                                                                          |   | 1          |             |             |
| Risk Factor                                                                                                                                                                                                                                                                                                                                                                                                                            | 7 | LOW        |             |             |
| Low 5-11; Medium 11-19; High 19+                                                                                                                                                                                                                                                                                                                                                                                                       |   |            |             |             |
| <b>Important Note:</b><br>Low risk does not mean no risk and all recommendations highlighted within this document should be addressed.<br>It remains the responsibility of the Duty Holder to ensure that the risk assessment remains valid at all times, any significant changes to the systems/type of occupancy/management structure may warrant a new assessment to be undertaken. Contact Aquastat if further advise is required. |   |            |             |             |

| SYSTEM TYPES |                                                   | RISK<br>RATING    |
|--------------|---------------------------------------------------|-------------------|
|              | <b>GENERAL: Control Schemes</b>                   |                   |
| 01           | Disabled TMT has no hot flow – requires attention | High              |
|              | Actioned date:                                    | Company/initials: |

## LOG BOOK DOCUMENTATION/RECORD KEEPING

PREMISES : Torquay Platoon

|                                                                                                                |               |          |
|----------------------------------------------------------------------------------------------------------------|---------------|----------|
| <b>Is there a water hygiene log book on site</b>                                                               | YES           |          |
| If yes - please confirm the following:                                                                         |               |          |
| Where is the log book located?                                                                                 | Totnes Office |          |
| Name and position of person responsible for log book?                                                          | Andy Carvin   |          |
| Has this person received the appropriate training in Legionella Control & is there evidence                    |               | Not seen |
| Does the log book contain a copy of the existing Legionella Risk Assessment?                                   | YES           |          |
| Does the log book contain written scheme for Legionella control?                                               | YES           |          |
| Are there any non-conformances outstanding from previous Risk Assessments                                      |               | NO       |
| Are monthly temperature checks being taken and regularly recorded?                                             | YES           |          |
| Is there an attendance log sheet in the book?                                                                  | YES           |          |
| If applicable are showers being dismantled, cleaned and disinfected on a regular basis and regularly recorded? |               | N/A      |
| Are CWST's and Hot Water Storage Vessels being monitored on a 6 monthly or Annual basis?                       |               | N/A      |
| If applicable are little used outlets being flushed weekly and regularly recorded?                             | YES           |          |
| If applicable are mixer valves being serviced on an annual basis and regularly recorded?                       | YES           |          |
| If no log book on site, please advise the following:                                                           |               |          |
| <b>Is the log book held at a different location?</b>                                                           |               |          |
| If yes - please give name of responsible person and full address and telephone number                          |               |          |
| Is there an asset register on site?                                                                            | YES           |          |
| Are Safety Data Sheets held for chemicals associated with Legionella control?                                  |               | Not seen |

If there is no log book on site, or held at a different location this represents a non-compliance with the Approved Code of Practice

All records and inspection reports should be kept in the site legionella control logbook for a period of 5 years

If the log book is held at a different premises, it is the duty of the responsible person to ensure the above checks are carried out and fully recorded.

| Control Scheme                                               | Is it Actioned | Carried out by whom | Frequency   | Is it logged | Comments                                                |
|--------------------------------------------------------------|----------------|---------------------|-------------|--------------|---------------------------------------------------------|
| Infrequently used outlet flushing                            | Yes            | Site                | Weekly      | Yes          | Required Weekly                                         |
| Hot and cold sentinel outlets temperature monitoring         | Yes            | Site                | Monthly     | No           | Required Monthly                                        |
| Hot and cold representative outlet monitoring                | Yes            | Site                | Monthly     | No           | Required Monthly                                        |
| TMV servicing                                                | Yes            | Aquastat            | Annually    | No           | Required Annually                                       |
| Strainer cleaning                                            | Yes            | Aquastat            | Annually    | No           | Required annually                                       |
| Risk Assessment                                              | Yes            | Aquastat            | Bi-Annually | Yes          | This assessment replaces out of date LRA                |
| Log Book Audit                                               | Not seen       |                     |             |              | Log book required for implementation of control schemes |
| Regular reviews of Control schemes, Training and competency. | Not seen       |                     |             |              | Required                                                |
| Sampling (Legionella or TVC)                                 | Not seen       |                     |             |              | As Required                                             |

### **3. GENERAL PRECAUTIONS AND ACTIONS**

The list below indicates the essential practical maintenance/management actions for which the head of site is responsible for ensuring.

1. Operate hot water systems at or above the approved minimum temperature. Storage should be above 60°C. Outlet (tap) temperatures should be above 50°C (unless fitted with a thermostatic mixing valve (TMV). Terminal fittings or communal showers in buildings used by young children/the very old and those with sensory loss should be supplied with water through thermostatic mixing valves so that the temperature of the water discharged at the outlets does not exceed 43 degrees C.
2. Maintain cold systems at or below the approved maximum water temperature. It is acceptable for the temperature to be 2°C greater than the incoming mains water temperature. However, this should not exceed 25°C.
3. Infrequently used outlets should be removed and any dead legs capped off at the main circulation or added to a flushing regime. Where showers are required and retained, they are to be run at least once per week or if possible, daily. Shower heads should be cleaned and disinfected in accordance with HSG274 at least on a quarterly basis.
4. Avoid the creation of unnecessary aerosols of water.
5. Ensure that the system is cleaned and disinfected if you become aware of any activity or occurrence, which you believe, may jeopardise water hygiene. Should a disinfection be required an Aquastat representative could advise?
6. Maintain records of temperature checks – regular temperature checks should be taken from selected tap outlets after one running minute. A standard UKAS calibrated thermometer held under the water flow is all that is needed. The temperature should be recorded in the legionella log book. The results recorded on a simple temperature record table. When temperatures consistently fail to comply with the approved ranges your water hygiene company should be contacted for further guidance and advice.
8. When the site is unused for more than 72 hours it is advisable to run hot and cold tap outlets on entry to the building to ensure stagnant water is removed from the pipework before use. \*\*
9. After plumbing (i.e. new water heater or pipework alterations etc.) have been carried out, the site should be chlorinated to BS8558 standard - it may be necessary to fit an injection point to enable this process.
10. All outside bib taps should be fitted with a double check valve to prevent back flow.
11. Buildings with mixtures of lead, copper and iron pipework should be considered for refit in the long-term budget.
12. Dedicated drinking water tap should be clearly labelled.

13. Intermittently Used Buildings:

- \*\* On entry to a building after period of closure one senior nominated person should ensure the following before any personnel are allowed to use the water systems.
- a. The furthest tap from the mains entry point should be turned on and flushed – this will ensure that any water lying dormant within the building or trapped in the feed pipe from the mains supply is thoroughly flushed and allowing the cold water to attain towns water temperatures at outlets. Approximately 2-3 minutes constant running of a mains tap if the building is close to the towns water stop tap, or 10 minutes if over 100yds should be sufficient.
  - b. Instantaneous water heaters are not designed to store hot water at 60 degrees as the guidelines suggest but we would recommend that the heaters are turned on and allowed at least 5 minutes for the temperature to rise to over 45 degrees C before use.

14. Positive Legionella Results

- 14.1 Positive Legionella results from a water system are reported to the client's responsible person by the fastest means available. This is usually a telephone call or email which will be confirmed by emailing the laboratory's analysis report and setting down in writing the initial corrective measures that we and/or our client should be undertaking.
- 14.2 The corrective measures advised will depend on individual circumstances and will be based on the guidance notes from HSE's ACOP HSG274 Parts 1,2,3 and will be instigated as quickly as possible after receiving an order from client.

#### 4. GENERAL SITE INFORMATION

|                                                   |                                                  |
|---------------------------------------------------|--------------------------------------------------|
| Building Description and type of use              | Single storey building                           |
| Approx. number of occupants and overall age group | 20 cadets aged 12-18 years<br>5 adults 18 years+ |
| Normal operational hours of this building         | 4 evenings per week                              |
| On site contact name at date of LRA               | Andy Carvin                                      |

#### SCOPE OF RISK ASSESSMENT

- Non-intrusive Site inspection visit of the agreed survey site to determine the current condition and usage of plant associated with domestic water systems on site.
- Non-intrusive Site inspection visit of the agreed survey site to determine the current condition of the management control of plant associated with domestic water systems on site.
- Produce a written report to relay the results generated from the site visit.  
Produce a site-specific asset register.  
Produce a site-specific and up to date schematic of the water systems of the survey site.

The temperatures have been taken and recorded from all areas that were accessible to the assessor during the survey; however, in larger complex buildings a representative number of temperatures may only be taken and recorded.

The following areas of the site have not been assessed:

| Location: | Assets: | Reason: |
|-----------|---------|---------|
| N/A       |         |         |

***These listed water systems will only be assessed for risk of Legionellosis and not for any other factor.***

***The extent of the Risk Assessment is reliant on information supplied from site at time of survey and on observable conditions.***

***Whilst every effort has been made to ensure the accuracy of the content of this document, Aquastat will accept no responsibility for any omissions.***

## 5. LINES OF COMMUNICATION AND RESPONSIBILITY

At this site the following key contacts have been identified.

|                                                                                                                                                                                                                                                                        | NAME                            | ADDRESS                                                                                                 | TEL NOS                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Duty holder:</b> <i>Individual with the legal responsibility to ensure that health and safety is managed effectively</i>                                                                                                                                            |                                 |                                                                                                         |                                                                                                           |
|                                                                                                                                                                                                                                                                        | Mark Armstrong                  | Wessex RF & CA<br>Mount House<br>Mount Street<br>Taunton TA1 3QE                                        | 01823 217940<br><br>wx-estatesn@rfca.mod.uk                                                               |
| <b>Nominated on site responsible person:</b> <i>Individual appointed with and who has accepted responsibility under the authority of the duty holder for ensuring that for the control of Legionella all those assigned to carry out tasks are competent to do so.</i> |                                 |                                                                                                         |                                                                                                           |
|                                                                                                                                                                                                                                                                        | Kelvin Walker                   | Wessex RF & CA<br>Mount House<br>Mount Street<br>Taunton TA1 3QE                                        | 01823 217942<br><br>wx-estates@rfca.mod.uk                                                                |
| <b>Deputy on site responsible person:</b> <i>In a large undertaking there may be more than one responsible person</i>                                                                                                                                                  |                                 |                                                                                                         |                                                                                                           |
| Deputy on site responsible person                                                                                                                                                                                                                                      | Andy Carvin                     | On site                                                                                                 |                                                                                                           |
| Water Supply Company                                                                                                                                                                                                                                                   | South West Water Ltd            | Peninsula House<br>Rydon Lane<br>Exeter<br>EX2 7HR                                                      | 01392 446688                                                                                              |
| Mechanical contractor or Maintenance company                                                                                                                                                                                                                           | Wessex RF & CA                  | Mount House<br>Mount Street<br>Taunton<br>TA1 3QE                                                       | 01823 217940                                                                                              |
| Electrical contractor or maintenance company                                                                                                                                                                                                                           | Wessex RF & CA                  | Mount House<br>Mount Street<br>Taunton<br>TA1 3QE                                                       | 01823 217940                                                                                              |
| Water Treatment Company for this assessment                                                                                                                                                                                                                            | Aquastat                        | Unit N – The Old Parlour<br>Purn House Farm, Bleadon<br>Weston-Super-Mare<br>North Somerset<br>BS24 0QE | Tel: 01934 811264<br>Email -<br>enquiries@aquastat.co.uk                                                  |
|                                                                                                                                                                                                                                                                        | 1 <sup>st</sup> Company contact | Gary Ford<br>General Manager                                                                            | As above or email<br><a href="mailto:gary.ford@aquastat.co.uk">gary.ford@aquastat.co.uk</a>               |
|                                                                                                                                                                                                                                                                        | 2 <sup>nd</sup> Company contact | Louise Blakemore                                                                                        | As above or email<br><a href="mailto:louise.blakemore@aquastat.co.uk">louise.blakemore@aquastat.co.uk</a> |
| Water Treatment company for Compliance tasks as per HSG274                                                                                                                                                                                                             | Aquastat                        | Unit N – The Old Parlour<br>Purn House Farm, Bleadon<br>Weston-Super-Mare<br>North Somerset<br>BS24 0QE | Tel: 01934 811264<br>Email -<br>enquiries@aquastat.co.uk                                                  |

**NB:** *If any of the above are not available at the time of inspection it may represent a gap in management procedures which could lead to a risk of infection through miscommunication.*

**NNB:** *Any changes in the above structure must be recorded as soon as they take effect, and all parties must be notified.*

## 6 SURVEY DETAILS:

### 6.1 MAINS WATER SUPPLY REPORT

|                                                                                                                                                               |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Source of supply                                                                                                                                              | Towns mains                                                            |
| Number of mains cold water supply?                                                                                                                            | 1                                                                      |
| Location of main isolation valve?                                                                                                                             | By combi in kitchen cupboard                                           |
| Is there a water meter installed?                                                                                                                             | No                                                                     |
| Is the pipework labelled?                                                                                                                                     | Yes                                                                    |
| Materials of construction                                                                                                                                     | 22mm copper                                                            |
| Are there any materials or fittings visibly present on the mains water system, that do not conform to the Water Regulations Advisory Scheme (WRAS) directory? | No                                                                     |
| Mains water temperature °C (sentinel outlets)                                                                                                                 | Nearest Tap to Incoming Main 19.7<br>Furthest Tap from Incoming Main - |
| Are all other distribution temperatures that were tested within the correct temperature range? i.e. Below 20 °C?                                              | Yes                                                                    |
| Are there any none flow through expansion vessels to any services on this system?                                                                             | No                                                                     |
| Is the pipework suitably insulated?                                                                                                                           | Yes                                                                    |
| Does the cold-water supply have any inline filters including scale inhibitors/softeners?                                                                      | No                                                                     |
| <b>COMMENTS</b>                                                                                                                                               |                                                                        |
| Mains Water Supply Risk Score                                                                                                                                 | Low                                                                    |

## 6.2 OTHER ASSETS REPORT

|                                                                           |     |
|---------------------------------------------------------------------------|-----|
| Are dead legs / infrequently used outlets present within system pipework? | No  |
| Are thermostatic mixer valves present on individual outlets?              | Yes |
| Are there single mixer valves serving a number of outlets?                | Yes |
| Is the mixed temperature of the pipework >1m?                             | No  |
| Are flexible hoses fitted to any services on the mains water system?      | Yes |
| Is there any unused equipment connected?                                  | No  |
| Is any scale/debris present on any of the tap outlets?                    | No  |
| Do any tap outlets have any spray or other inserts fitted?                | No  |
| Are strainers fitted?                                                     | No  |

|                                                                                    |                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |
| Example of TMV                                                                     | Disabled toilet TMT                                                                 |

## 6.3 COLD WATER STORAGE TANK REPORT

Tank Ref : None on site

|                        |                                                                              |  |                               |
|------------------------|------------------------------------------------------------------------------|--|-------------------------------|
| <b>Location</b>        | Exact location of tank                                                       |  |                               |
| <b>Structure</b>       | Accurate dimensions l x w x h or dia                                         |  |                               |
|                        | Materials of tank and any jointing's                                         |  |                               |
|                        | Insulation type and thickness                                                |  |                               |
| <b>Lid Details</b>     | Is there a close-fitting lid                                                 |  |                               |
|                        | Is it securely fixed in place                                                |  |                               |
|                        | Accurate dimensions for new lid                                              |  |                               |
|                        | Separate ball valve hatch                                                    |  |                               |
|                        | Vent size has it good rodent screen                                          |  |                               |
| <b>Overflow</b>        | Size and materials of main overflow                                          |  |                               |
|                        | Is there a rodent filter                                                     |  |                               |
|                        | Size and materials of warning pipe                                           |  |                               |
|                        | Is there a rodent filter                                                     |  |                               |
| <b>Supply</b>          | Size and materials of pipework                                               |  |                               |
|                        | Fed from mains, softener or tank                                             |  |                               |
|                        | Insulation type and thickness                                                |  |                               |
|                        | Any other return or vent pipes                                               |  |                               |
| <b>Outlets</b>         | Size and Materials                                                           |  | Insulation type and thickness |
| <b>Outlet 1</b>        |                                                                              |  |                               |
| <b>Outlet 2</b>        |                                                                              |  | Are they valved               |
| <b>Drain valve</b>     | Is there a drain valve – size if applicable                                  |  |                               |
| <b>Water in Tank</b>   | Temperature C                                                                |  |                               |
|                        | Degree of sediment                                                           |  |                               |
|                        | Biological slime severe/medium/light                                         |  |                               |
|                        | Extent of corrosion                                                          |  |                               |
|                        | Is there adequate crossflow within the tank? i.e. inlet opposed from outlet? |  |                               |
|                        | Is the stored water over capacity??                                          |  |                               |
| <b>Labels</b>          | Is the tank labelled                                                         |  |                               |
|                        | Supply pipe labelled or coded                                                |  |                               |
|                        | Outlets labelled or coded                                                    |  |                               |
| <b>Operation</b>       | How far to adequate drain                                                    |  |                               |
|                        | Power supply – volts/distance                                                |  |                               |
|                        | Is lighting adequate                                                         |  |                               |
|                        | Access limit ht x w                                                          |  |                               |
| <b>CWST Risk Score</b> | Low / Medium / High                                                          |  |                               |

Comments/Recommendations:

## 6.4 HOT WATER STORAGE REPORT

HWSV Ref : None on site

|                                             |                     |
|---------------------------------------------|---------------------|
| Location of hot water storage vessel        |                     |
| Construction                                |                     |
| Size of hot water storage vessel            |                     |
| Horizontal/vertical                         |                     |
| Storage/non-storage                         |                     |
| Main heat source                            |                     |
| Supplementary heating                       |                     |
| Insulation type                             |                     |
| Is there an open vent                       |                     |
| Is there an Expansion Vessel                |                     |
| Size of Expansion Vessel                    |                     |
| IS there a flow through Valve fitted?       |                     |
| Is there a drain fitted & what size?        |                     |
| What size is access hatch                   |                     |
| Is there a drain valve – if yes give size   |                     |
| Does drain valve work                       |                     |
| Condition of water from drain valve         |                     |
| Size and materials cold feed pipe           |                     |
| Is cold feed valved                         |                     |
| Fed from mains, tank or softened            |                     |
| Pressure gauge reading                      |                     |
| Temp from main gauge on hot water flow      |                     |
| Temp from gauge on sec return flow          |                     |
| Safety valve size                           |                     |
| Is system circulated by sec return (yes/no) | Single/duplex       |
| Is calorifier circulated                    |                     |
| Anti-stratification Pump (yes/no)           |                     |
| Has pump got a time clock                   |                     |
| If yes – how many hours is it set in any 24 |                     |
| Isolating valves on flow/return             |                     |
| Is calorifier labelled                      |                     |
| Is pipe work coded/labelled                 |                     |
| Power supply voltage/distance               |                     |
| How far to adequate drain                   |                     |
| Periods of availability for working         |                     |
| Access limit Height x width                 |                     |
| Temperature from nearest hot outlet         |                     |
|                                             |                     |
| Hot Water Storage Vessel Risk Score         | Low / Medium / High |

Comments/Recommendations:

## **6.5 SHOWERS & SPRAY OUTLETS**

Site : Torquay Platoon

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### **SHOWERS/SPRAY HEADS**

| Location     | Nos of showers | Dismantled/<br>cleaned and<br>disinfected<br>YES/NO | Overall<br>condition | Any repairs replacements | Regularity of Use |
|--------------|----------------|-----------------------------------------------------|----------------------|--------------------------|-------------------|
| None on site |                |                                                     |                      |                          |                   |

**6.6 SCHEDULE OF DEAD LEGS/BLIND ENDS**

Site : Torquay Platoon

| LOCATIONS    | SYSTEM | ACTION |
|--------------|--------|--------|
| None located |        |        |

## 6.7 POINT OF USE WATER HEATERS

| Water Heater ID Number | Location | Make/model and capacity of each heater | Mains or tank fed | Full clean possible | EXPANSION VESSEL INFO               |                                                                            |
|------------------------|----------|----------------------------------------|-------------------|---------------------|-------------------------------------|----------------------------------------------------------------------------|
|                        |          |                                        |                   |                     | Is there a pressure vessel – Yes/No | If yes – make model and size and whether fitted horizontally or vertically |
| CMB 01                 | Kitchen  | Combi                                  | Mains             | No                  | No                                  |                                                                            |



For information purposes:

- A. All cold water should be stored at less than 20 degrees C.
- B. All hot water should be set to produce at least 45 degrees C at outlets after one running minute.
- C. Temperatures between 20 degrees C at 45 degrees C produce ideal breeding ground for bacteria and should be avoided at all times.

**6.8 FIRE HOSES**

Fire hoses were not located on this site

**6.9 WATER SOFTENER**

Water Softener/s was/were not located on site

**7. WATER OUTLETS: SITE: Torquay Platoon**

**September 2023**

| Location | Sentinel<br>/Rep<br>Outlet | Sink | WHB | WC<br>T/M | Other | Shower | Bath | Temperature |      |         | Flexible<br>Hose | Expansion<br>Vessels | TMV's | Mains<br>Tap | Tank<br>Tap | Hot<br>Tap | HW Source |
|----------|----------------------------|------|-----|-----------|-------|--------|------|-------------|------|---------|------------------|----------------------|-------|--------------|-------------|------------|-----------|
|          |                            |      |     |           |       |        |      | Hot         | Cold | Blended |                  |                      |       |              |             |            |           |
| Kitchen  | N                          | 1    |     |           |       |        |      | 58.3        | 19.7 |         |                  |                      |       | 1            |             | 1          | CMB 01    |
| Gents    |                            |      | 2   | 1         | 2 UR  |        |      | 57.8        | 19.6 | 41.0    |                  |                      | 1     | 2            |             | 2          | CMB 01    |
| Disabled |                            |      | 1   | 1         |       |        |      | 19.0        | 19.2 | 19.0    | 2                |                      | TMT   | 1            |             | 1          | CMB 01    |
| Ladies   |                            |      | 1   | 1         |       |        |      | 54.7        | 19.0 | 41.7    |                  |                      | 1     | 1            |             | 1          | CMB 01    |

## Water Outlet Legend:

SNK = Sink  
 UR = Urinal  
 DWF = Drinking Water Fountain  
 HBT = Hose Bib Tap  
 TMV = Thermostatic Mixing Valve  
 ESH = Electric Shower  
 QFL = Quick Fill Link  
 EXP = Expansion Vessel  
 CM = Coffee machine  
 RH = Rinse Hose  
 SPB = Spray Booth  
 SO = Steam Oven  
 BIB = Bib tap

WHB = Wash Hand Basin  
 TSH = Thermostatic Shower  
 CWD = Chilled Water Dispenser  
 WSM = Washing Machine  
 HWB = Hot Water Boiler  
 CAL = Calorifier  
 BE = Blind Ends  
 STR = Strainer  
 MSH = Mixer shower  
 CO = Combi Oven  
 INF = Infrequently  
 BID = Bidet  
 TB = Tea Boiler

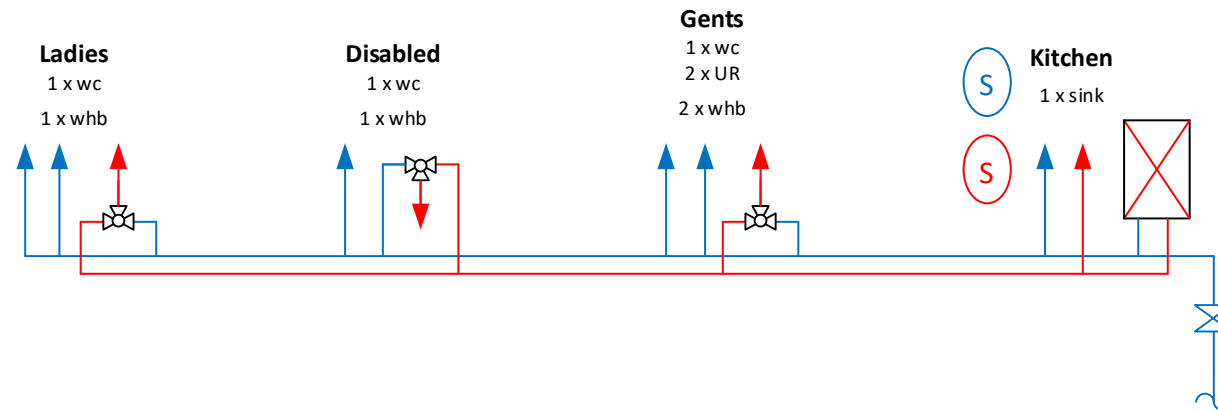
WC = Water Closet  
 WH = Water Heater  
 VM = Vending Machine  
 DSW = Dish Washer  
 CMB = Combi Boiler  
 PRU = Pressurisation Unit  
 DL = Dead Leg  
 EWC = Electronic Water Conditioner  
 DWT = Drinking Water Tap  
 FC = Fume Cupboard  
 CDU = Chemical Dispensing Unit  
 HWSV = Hot Water Storage Vessel

## 8. LINE DRAWINGS OF WATER SYSTEMS

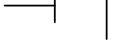
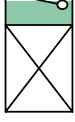
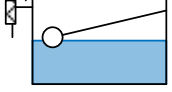
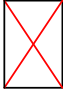
**SITE: Torquay Platoon**

**September 2023**

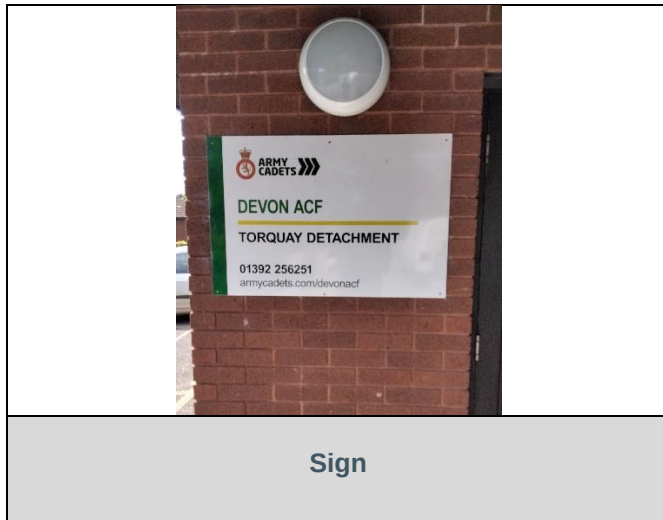
**NB: Due to the complexity of the pipe work at this site it is not possible to ensure the total accuracy of these line drawings. They may require revision.**



## SCHEMATICS KEY

|                                                                                     |                                  |                                                                                       |                               |
|-------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|-------------------------------|
|    | Hot water                        |    | Strainer                      |
|    | Mains Cold Water Supply          |    | Isolation Valve               |
|    | Borehole Cold Water Supply       |    | Non-return Valve              |
|    | Tank Fed Water                   |    | Double check Valve            |
|    | Recycled Water                   |    | Pressure reducing Valve       |
|    | Dead legs/Ends                   |     | RPZ Valve                     |
|    | Water Meter                      |    | Three Way Valve               |
|    | Mixed shower                     |     | Thermostatic mixer Valve      |
|    | Electric shower                  |     | Pressurised Pump              |
|    | Temperature gauge                |    | Fire Hose Reel                |
|    | Pressure Gauge/Switch            |    | Combination Cylinder          |
|    | Plate Heat Exchanger             |   | Calorifier/Hot Water Cylinder |
|   | Incoming main                    |  | Tea Boiler                    |
|  | Expansion vessel                 |  | Humidifier                    |
|  | Filter                           |  | Washing Machine               |
|  | Hydro                            |  | Mains fed sentinel            |
|  | Combined Chiller/Boiler Unit     |  | Tank fed sentinel             |
|  | Chilled Drinking Water Unit      |  | Hot fed sentinel              |
|  | Drink Fountain                   |  | Small Softener/Purifier       |
|  | Cold Water Storage Tank          |  | Bib tap                       |
|  | Small/Medium Volume Water Heater |   | Thermostatic mixer tap        |
|  | Instantaneous Water Heater       |   | Pump set                      |
|  | Vending Machine                  |                                                                                       |                               |
|  | Dishwasher                       |                                                                                       |                               |
|  | Ultra Violet                     |                                                                                       |                               |

## 9. OTHER PHOTOGRAPHS



**10. ASSET REGISTER SUMMARY**

| <b>Asset:</b>                                      | <b>Asset Number of:</b> |
|----------------------------------------------------|-------------------------|
| Outlets                                            | <b>10</b>               |
| Sentinel outlets                                   | <b>0</b>                |
| Infrequently used outlets                          | <b>0</b>                |
| Cold Water Storage Tanks                           | <b>0</b>                |
| Hot Water Storage Vessel                           | <b>0</b>                |
| Plate Heat Exchangers                              | <b>0</b>                |
| Combi Boilers                                      | <b>1</b>                |
| Point of Use Water Heaters - >15 Litres            | <b>0</b>                |
| Point of Use Water Heaters - <15 Litres            | <b>0</b>                |
| Instantaneous Water Heaters                        | <b>0</b>                |
| Combination Water Heaters (Fortic style)           | <b>0</b>                |
| Combination Water Heaters with Storage (FBM style) | <b>0</b>                |
| Water Softeners                                    | <b>0</b>                |
| Showers                                            | <b>0</b>                |
| Rinse Hoses                                        | <b>0</b>                |
| Spray Outlets                                      | <b>0</b>                |
| TMVs                                               | <b>2</b>                |
| TMTs                                               | <b>1</b>                |
| Strainers                                          | <b>0</b>                |
| Flexible Hoses                                     | <b>2</b>                |
| Expansion Vessels                                  | <b>0</b>                |
| Pumps                                              | <b>0</b>                |
| RPZ Valve                                          | <b>0</b>                |

## **11. Water Treatment & Hygiene Experience and Training Details**

All personnel undertaking water treatment and hygiene works must only be carrying out their duties if they are suitably qualified, trained and competent to do so. Details of the assessor for this risk assessment are recorded below:

|                      |                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------|
| Persons name:        | Ryan Hill                                                                                              |
| Job description:     | Water Hygiene technician                                                                               |
| Company:             | Aquastat                                                                                               |
| Experience:          | 3 years                                                                                                |
| Training/Competence: | City & Guilds - Installation and maintenance of thermostatic mixing valves. 22 <sup>nd</sup> May 2019. |
|                      | Legionella and ACOP L8 awareness. 20 <sup>th</sup> May 2019.                                           |
|                      | WS13 – TMVs – 07/05/2019                                                                               |
|                      | WS3 – Disinfection of Water Supply Systems in Buildings – 11/06/2019                                   |
|                      | Asbestos Awareness E-Learning course. 17 <sup>th</sup> May 2019.                                       |
|                      | City & Guilds – Disinfection of hot and cold water systems within buildings 08/08/2019                 |
|                      | HS&E Test for Operatives – 21 <sup>st</sup> January 2020                                               |
|                      | Confined Space – Medium Risk – 26/02/2020                                                              |
|                      | Emergency First Aid at Work 11/10/2021                                                                 |
|                      | WS8 Legionella Risk Assessment of Commercial Hot and Cold Water Systems 17/03/2022                     |
|                      | Legionella Training: Control In Hot & Cold Water Systems (HXT-W04) 27/06/2022                          |
|                      | UHW10 Domestic Hot Water Storage Systems (Unvented) 22/03/2023                                         |
|                      | Confined Space Medium Risk 09/05/2023                                                                  |

Certification for all of the above are held at Aquastat offices.

## **12. Legislation and Codes of Practice**

### **References**

- 1 *Health and Safety at Work etc Act 1974 (c.37)* The Stationery Office 1974 ISBN 978 0 10 543774 1
- 2 *Control of substances hazardous to health (COSHH). The Control of Substances Hazardous to Health Regulations 2002 (as amended). Approved Code of Practice and guidance L5 (Sixth edition)* HSE Books 2013 ISBN 978 0 7176 6582 2  
[www.hse.gov.uk/pubns/books/l5.htm](http://www.hse.gov.uk/pubns/books/l5.htm)
- 3 *The Management of Health and Safety at Work Regulations 1999* SI 3242/1999 The Stationery Office
- 4 *Reporting accidents and incidents at work: A brief guide to the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)* Leaflet INDG453(rev1) HSE Books 2013 [www.hse.gov.uk/pubns/indg453.htm](http://www.hse.gov.uk/pubns/indg453.htm)
- 5 *The Notification of Cooling Towers and Evaporative Condensers Regulations 1992* SI 1992/2225 The Stationery Office
- 6 *Consulting employees on health and safety: A brief guide to the law* Leaflet INDG232(rev2) HSE Books 2013  
[www.hse.gov.uk/pubns/indg232.htm](http://www.hse.gov.uk/pubns/indg232.htm)
- 7 *Legionnaires' disease: A guide for duty holders* Leaflet INDG458 HSE Books 2012 [www.hse.gov.uk/pubns/indg458.htm](http://www.hse.gov.uk/pubns/indg458.htm)
- 8 *Managing for health and safety HSG65* (Third edition) HSE Books 2013 ISBN 978 0 7176 6456 6  
[www.hse.gov.uk/pubns/books/hsg65.htm](http://www.hse.gov.uk/pubns/books/hsg65.htm)
- 9 *The control of legionella: A recommended Code of Conduct for service providers* The Legionella Control Association 2013  
[www.legionellacontrol.org.uk](http://www.legionellacontrol.org.uk)
- 10 *Water fittings and materials directory* Water Regulations Advisory Scheme [www.wras.co.uk/Directory](http://www.wras.co.uk/Directory)
- 11 *Water Supply (Water Fitting) Regulations 1999* SI 1148/1999 The Stationery Office

### **Further reading**

- BS 8580-1 2019 *Water quality. Risk assessments for Legionella control. Code of practice* British Standards Institution
- BS 8558:2015 *Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages* British Standards Institution
- BS EN 806 (Parts 1-5) *Specifications for installations inside buildings conveying water for human consumption* British Standards Institution
- Water systems: Health Technical Memorandum 04-01: Safe water in healthcare premises.*
- Code of Practice: Cooling water treatment* Water Management Society 2007 [www.wmsoc.org.uk](http://www.wmsoc.org.uk)
- Getting specialist help with health and safety* Leaflet INDG420(rev1) HSE Books 2011  
[www.hse.gov.uk/pubns/indg420.htm](http://www.hse.gov.uk/pubns/indg420.htm)
- Minimising the risk of Legionnaires' disease* TM13 The Chartered Institution of Building Services Engineers 2013

Doc: AWRA1 -Appendice A

## **SUMMARY OF THE APPROVED CODE OF PRACTICE L8 (revised) and HSG274 Parts 1, 2 and 3 FOR THE PREVENTION OR CONTROL OF LEGIONELLOSIS**

Any water system operating with temperatures of greater than 20C and which may release a spray or aerosol presents a reasonably foreseeable risk of Legionellosis. Experience shows that the following are the key systems, which required attention.

- **Systems incorporating cooling towers or evaporative condenser.**
- **Hot water services**
- **Humidifiers and air washers.**
- **Spa baths and pools.**
- **Hot and cold water services in premises where the occupants are particularly susceptible.**

For premises covered by the Health and Safety at Work Act 1974, the HSC's Approved Code of Practice requires the following:

- **A risk assessment undertaken by a competent person to identify the risk of Legionellosis and any necessary and reasonably practicable precautionary measures required.**
- **A management plan identifying steps to be taken to minimise the risk. The plan should also identify the responsible persons, the lines of communication and the training and competence requirements for employees and sub-contractors.**
- **Implementation of the plan including training.**
- **Record keeping to track remedial activities and to monitor performance.**
- **The owner should ensure that the management system performance is audited and subject to management review to keep it relevant.**

The following list provides an indication of the requirement of the ACOP, which is enforced by the Health and Safety Executive or the Environmental Health Department of the local authority, depending on your premises type. Failure to comply is not in itself an offence, but failure to comply may be taken by a court as proof that the person has contravened the legal requirements.

- \* **Risk Assessments**
- \* **Management plan and procedure development**
- \* **Training of personnel**
- \* **Remedial action such as**
  - **cleaning and disinfection**
  - **Tank refurbishment**
  - **Regular water treatment (chemical/plant)**
- \* **Provision of log books**
- \* **Regular monitoring and system maintenance including sampling analysis, chemical cleaning and disinfection.**

Doc: AWRA2 -Appendice B

## THE CONTROL OF LEGIONELLOSIS L8 SUMMARY FOR HOT & COLD-WATER SERVICES

L8 (Revised) and HSG274 Parts 1, 2 and 3 applies to all premises covered by the Health and Safety at Work Act 1974, where foreseeable risk of Legionellosis is present i.e. most commercial premises with a hot and cold water system

The prime focus of this document is to avoid conditions that permit Legionellae to proliferate and to avoid the creation of sprays or aerosols or where this is impracticable to minimise the release of droplets.

The conditions that promote legionellae proliferation are:

- **Temperatures in the range of 20 - 45 C**
- **Presence of sediment, sludge, scale or organic matter which act as nutrients.**
- **Some unapproved water fittings may harbour legionella and act as a nutrient.**
- **High microbial levels may act as nutrients and as a host for legionellae.**
- **Biofilms and slimes may harbour and protect Legionellae from biocides. These are often caused by stagnant or low flow conditions.**

The main areas of concern for hot and cold water services are shown in Table (1) along with some possible precautionary measures. A risk assessment should be carried out on each site and a management plan developed to minimise the risk. The management plan and its execution should be completely documented as detailed in Table (2).

**TABLE 1 - TYPICAL RISKS IN HOT AND COLD WATER SERVICES**

| ITEM                                                    | POSSIBLE PROBLEM                                                                                                     | OPTIONS & PRECAUTIONARY MEASURES                                                                                                                                                                                                          |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storage Tank                                            | Stagnation<br>Temperature > 20°C<br>Sludge and Scale build up<br>Corrosion deposits build up<br>Ingress of nutrients | Location of inlet and outlet<br>Ensure tanks not too large or numerous<br>Insulation, or low level chlorination<br>Clean and disinfect on regular basis<br>Refurbishment/Butyl lining<br>Tight fitting covers and insect mesh on overflow |
| Softeners & Filters                                     | Deposit builds up<br>Microbiological build up<br>Fitting harbouring legionella                                       | Backwash regularly<br>Disinfect 6 monthly or as monitoring requires<br>Use approved fittings only                                                                                                                                         |
| Calorifiers                                             | Stratification (temp < 60°C)<br>Intermittent use<br>Scale builds up                                                  | Pumped circulation or regular thermal<br>Disinfection<br>Thermal disinfection<br>Pre-treat water or descale as required                                                                                                                   |
| Dead legs<br>(e.g., taps, showers and other appliances) | Fittings harbouring legionella<br>Stagnation                                                                         | Use approved fittings only<br>Chlorination and flush through<br>Thermal disinfection and flush through<br>Keep pipe runs short                                                                                                            |
| All pipework and systems                                | Sludge, Scale, Debris build up                                                                                       | Clean and disinfect on a regular basis<br>Regular microbiological monitoring (e.g.<br>Dip-slide 4 - 6 per annum<br>Legionella sampling annually                                                                                           |

### **RECORDS FOR HOT AND COLD-WATER SERVICE**

A log book with the following contents is recommended: -

- **Identification of those responsible and lines of communication.**
- **Description and plan of the system.**
- **Risk Assessment.**
- **Operation of the system.**
- **Procedures for inspection and checking of the system.**
- **Management plan of remedial activities and records of progress.**
- **Records of:**
  - Water temperatures**
  - Record of operation, maintenance and checking**
  - Inspection record and subsequent action.**
  - Cleaning and disinfection record**