

Legionella Water Risk Assessment
Completed in Accordance with
ACoP L8 (2014) 8580 & HSG274



Cricket Pavilion

Risk Assessment for Plaistow and Ifold Parish Council – Cricket Pavilion for Legionella L8 ACoP on the 3rd March 2022

Current Risk Rate



This Risk Assessment has been carried out in accordance with L8:2014 Approved Code of Practice Legionnaires Disease – The Control of legionella bacteria in water systems under the Health and Safety at Work Act 1974

Site Description and Location	
Property	Cricket Pavilion, Loxwood Road, Plaistow, West Sussex RH14 0PX
Client	Plaistow and Ifold Parish Council, Winterton Hall, Loxwood Road, Plaistow, West Sussex RH14 0PX

Brief Description of property and Water Services
This is a wooden built pavilion with one outside tap. It is mains fed with very little use. Unable to identify where the water meter source is.
Areas Inspected
All areas inspected where it is understood that water services and associated plant exists. All known areas to the Risk Assessor were checked, see individual Risk Assessments for locations.
Areas not occupied or in Regular Use
N/A

Persons at Risk

Persons at risk within the building include employees of the client, parishioners of the client, visiting contractors, visitors to the tenanted areas and members of the public.

The site personnel are considered to be a typical cross section of the working population, taking into account general age, gender and health conditions of the at risk population. The group susceptibility, if exposed to Legionella, is considered to be a normal level.

An individual is classed to be in a 'higher at risk group' (ACoP L8) if they fall into any of the following categories:

- Over the age of 50 and the elderly who have breathing difficulties
- People suffering from chronic respiratory or kidney disease
- A smoker or heavy drinker
- Diabetic
- Children with asthma
- Lung and Heart disease
- Impaired immune system
- HIV and aids
- Cancer sufferers

	Nominated Authorities and Service Providers
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	Name	Position	Tel No.
Statutory Site Duty Holder	Plaistow and Ifold Parish Council	Parish Council	07798631410
Nominated Responsible Person	Catherine Nutting	Parish Clerk for Plaistow and Ifold Parish Council	07798631410
Deputy Nominated Responsible Person			
Operational Staff List all relevant			
Service Providers	Valens Water	Accredited Risk Assessor	07737779594

Other Contacts

Local Water Authority	Southern Water	Water Supplier	03303030368
A&E Dept	Royal Surrey Guildford	Hospital	01483 571122

Managing the Risk

Inadequate management, lack of training and poor communications have all been identified as contributory factors in outbreaks of Legionnaires disease. It is, therefore, important that those people involved in assessing risk and applying precautions are competent, trained and aware of their responsibilities.

The **Landlord/Managing Agent/Statutory Duty Holder** is therefore, required to appoint a person to take day to day responsibility for controlling any identified risk from legionella bacteria within each of their occupied premises for which they are responsible for water hygiene.

Water Hygiene Arrangements

Planning

Adopting a systematic approach that identified priorities and sets objectives, this assessment facilitates this process and wherever possible risks should be eliminated by the careful design and selection of facilities, equipment and processes or minimised by the use of physical control measures.

Organisation

Putting in place the necessary structure with the aim of ensuring that there is a progressive improvement in water hygiene standards.

Control

Ensuring that the decisions for promoting water hygiene are being implemented as planned.

Monitoring and Review

Like quality, progressive improvement in water hygiene can only be achieved through the constant development of policies, approaches to implementation and techniques of risk control.

Preventative Measures

Measures which have been identified by the Responsible Person in consequence of a risk assessment (as the general precautions) needs to be taken to comply with the requirements of the ACoP and other Regulations.

Legionellosis – Statutory Requirements

Legionellosis

Legionnaires disease is a potentially fatal form of pneumonia which can affect anybody but which principally affects those who are susceptible because of age, illness, immunosuppressant and smoking. It is caused by the bacterium *Legionella pneumophila* and related bacteria. *Legionella* bacteria can also cause less serious illnesses which are not fatal or permanently debilitating. The collection term used to cover the group of diseases caused by *legionella* bacteria is legionellosis.

Statutory Requirements

In January 2001 the Health and Safety Commission issued an Approved Code of Practice (ACoP) and guidance document to aid the control of *legionella* bacteria in building water systems and outbreaks of legionellosis. This document was entitled L8. The latest version was issued in 2014.

This document gives guidance on the requirements of the Health and Safety at Work Act 1974, The Control of Substances Hazardous to Health 2013 and The Management of Health and Safety at Work Regulations 1999 with regard to legionellosis.

The responsibilities of the employer, a self-employed person or the person who is in control of the building include:

- Identify and assess the sources of risk
- Prepare a scheme for controlling any assess risk
- Implement and manage precautions
- Keep records of precautions implemented
- Appoint a person to take managerial responsibility

A key stage in this process is the risk assessment. The purpose of this is to enable a valid decision to be made regarding:

Risk to health, i.e. whether the potential for harm to health from exposure is reasonably foreseeable (unless adequate precautionary measures are taken)

What measures for prevention, or adequate control to minimize the risk from *legionella* should be taken?

	Management Personnel
<p>Statutory Site Duty Holder A senior executive with budgetary control who ensures that the operation complies with the law by appointing and overseeing a competent Responsible Person. All appointments should be made and accepted in writing. The Duty Holder cannot delegate his/her duty but can delegate managerial responsibility to the Nominated Responsible Person</p> <p>Nominated Responsible Person Individual appointed with, and who has accepted, responsibility under the authority of the Duty Holder for ensuring that the organisation's responsibilities for the control of legionella are met and that all individuals and organisations assigned to carry out tasks in the scheme of legionella control are competent to do so. A member of staff sufficiently senior to hold the budget. This person would report to the Statutory Site Duty Holder and that day to day responsibility for ensuring that operational duties are carried out in a timely and effective manner and ensuring the adequate training and competence of themselves, operational staff and any contractors or sub-contractors. This person should also be responsible for the accurate audit of the site log book.</p> <p>Operational Staff Staff whose duties include inspection, monitoring, implementing, record keeping and carrying out remedial actions. There should be adequate record of their on-going training and regular assessment of their competence.</p> <p>Service Providers For example, risk assessors, monitoring companies, consultants and contractors carrying out such duties as water treatment and cleaning and disinfection. Information should also be available to show the competence of individuals and the contact details of all relevant personnel within the service provider company.</p> <p>The Client should satisfy himself that:</p> <ul style="list-style-type: none">Each of the above can be clearly identifiedThey are aware of contact details of others in the chain of commandEach role has a competent deputy identifiedEach post has been accepted in writingThere is a separate sheet for each position showing training records and competency assessment <p>It is the responsibility of the Nominated Responsible Person to ensure that Log Books are kept up to date and those actions are implemented.</p>	

Operating and Maintenance Checklist – Hot and Cold Water Systems (in accordance with HSG 294 Part 2)

Service	Task	Frequency	Task Allocation
All Systems	Risk Assessment and Schematic Drawing Audit	Regularly	Valens Water
All Systems	Risk Assessment Review	Bi Annually	
Hot Water Services	Check temperatures of the flow and return at the Calorifiers or point of use and representative taps on a rotational basis	Monthly	Not applicable
Hot Water Services	Check water temperatures up to 1 minute to see if it has reached 50°C in the sentinel taps	Monthly	Not applicable
	Internal checks of the calorifiers for scale and sludge	Annually	Not applicable
	Note condition of the drain water	Annually	Not applicable
Cold Water Services	Check Tank water temperatures in the tank remote from the ball valve. Check mains temperature at the ball valve.	Six Monthly	Not applicable
	Check temperatures are below 20°C after running the water for up to 2 minutes in sentinel taps. Check representative taps on a rotational basis.	Monthly	Plaistow and Ifold Parish Council
	Disinfect and cleaning CWS tanks and services	Annually or as required	Not applicable

	in accordance with L8		
Little used outlets	Flush through and purge to drain immediately before use without release of aerosols	Weekly	Plaistow and Ifold Parish Council
Thermostatic mixing valves	Check operation of fail safe	Six Monthly	Not applicable
	Descale (if necessary and disinfect)	Six Monthly	Not applicable
Sampling	Depending on the temperature profile of the water system it is recommended that samples for Legionella should be taken	Number Frequency	Valens Water if required
Water Softeners	Clean and disinfect resin and brine tank – check with manufacturer what chemicals can be used to disinfect resin bed	As recommended by manufacturer	

For all of the above actions, records should be kept in the site logbook
These operating and maintenance procedures place and supersede any previously issued procedures
O&M Procedures advocated for TMV valves are in addition to those stipulated by others to control the risk of scalding

COSHH regulation 5, Management Regulations regulation 3, HSW Act sections 2,3 and 4. These regulations require employers to make a suitable and sufficient assessment of the risk from any work liable to expose employees to any substance hazardous to health, before that work is carried out. Employers are also required to make an assessment of the risks to other people not in their employment who may be affected by the work activity.

Limitation of Report

This assessment addresses the requirements of the Approved Code of Practice L8 and associated legislation, as well as identifying measures required to comply.

The assessment covers:

- All areas, which any degree are under the control of the client.

Whilst our Water Consultants make every reasonable effort to access all areas of the premises for which the client is responsible, there may be some areas that are inaccessible or are difficult to access due to the fabric of the building. Attempting to access these areas may breach Health and Safety guidelines and in some instances could lead to the cause of unnecessary damage.

Any areas not accessed during the survey due to these considerations are outlined in section 1.

The electrical and mechanical worthiness of all plant and equipment is outside the scope of this report although the servicing and maintenance of such items may be commented upon.

In undertaking the survey no systems were isolated, unless stated otherwise. The identification of drinking water and non-drinking water may not have been possible; in such cases the need for further investigation will be stated.

This Legionella Risk Assessment is based on a combination of observations made by the Consultant at the time of the survey as well as information provided by representatives of the Client. All such information is accepted in good faith as being factual, accurate and a valid representation of the client's views.

Any changes to the occupancy, water systems, use or other circumstances of the premises will require a review of the assessment to be carried out.

Representative Outlet Temperature Profile							
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Area	Location	Specific Sample Point	Mains Cold	Hot	Monoblock tap or non-concussive tap TMV	Tank Cold	Compliant
Cricket Pavilion	Outside Tap	Tap	8.3°C				Y

System Sample Point	Standard to comply with L8
Flow Temperature from hot	>60°C
Return Temperature to hot	>50°C
Hot Water Tap Nearest to hot	>50°C after 1 minute of running
Hot water tap furthest from	>50°C after 1 minute of running
Storage Tank	<20°C
Nearest tap to storage tank	<20°C after 2 minutes of running
Furthest tap from storage	<20°C after 2 minutes of running

Identification and Assessment of the Risk				
Item	Potential Hazard	Controls	Risks	Completed
	There has been no monthly, quarterly and annual monitoring of the water temperatures to comply with the HSE requirements and L8 ACoP (HSG 274)	All HSE monitoring sheets given to the Clerk. Cross reference this with the Water Table		
	The cold water tap is within its own padlocked box with a hose attached. It is used very infrequently predominately during the summer period.	Use the existing HSE flushing sheets and also take the temperature. Flush for 3 minutes on a weekly basis to flush the system. Record all actions.		
	It has not been identified where the mains water is.	Locate source of meter		
	Keep tap clean of limescale			
	There is a hose attached for ease of use.	Clean annually with disinfection and then cold water to remove risk		
	Awareness of legionella training has taken place.			Completed
	A TVC drinking water sample has been taken.	The results show small amounts of coliform which are within the Drinking Water Inspectorate requirements. A recommendation for an annual sample has been made. Certificates with the clerk		Completed
	The legionella sample has been taken but no results have come back yet.	If the weather during the summer gets exceptionally hot and the temperature of the tap goes above 20°C it is recommended to take another sample.		

Pictures at Cricket Pavilion



Box with outside tap



Tap with hose

Information Disclaimer

The survey was carried out on parts of the site which were made accessible to the surveyor. Water systems that may be located in parts of the building which were not highlighted to the surveyor, are not included in this risk assessment and exclusion of these systems does not indicate absence.

Whilst every endeavor is made in order to ascertain the correct information regarding the site layout and system plant information, the surveyor must rely on site staff knowledge and any available system drawings. Lack of such knowledge or information may lead to assumptions on the part of the surveyor and will be stated as such in the risk assessment.

Water systems may contain hidden deadlegs (e.g. above ceilings, behind walls or below floors) which may not be evident within the practical limitations of a site assessment. Total inspection of a system is not practical as it may require partial dismantling of floors, ceilings and other building fabric. This assessment is based on inspection of readily visible parts of water systems only, together with information from available system drawings and other documentation.

Signed

Dee Thornton

Dee Thornton
Valens Water
9th March 2022