



Legionella Risk Assessment Reviewer Guidance – Building Hot & Cold Water Systems
Reference: HSE Control of Legionella Bacteria in Water Systems: Audit Checklists C200

Holly Lodge Common Yard

Risk Assessment Review

5th March 2018



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Property Name & Description Holly Lodge Common Yard			Review Date: 5 th March 2018
Responsible Person(s) Name & SCC Appointment: Simon Buston (Responsible Person) Nigel Fullbrook (Deputy Responsible Person)			Last Review: 9 th March 2016
Compliance & Control Measure Checks	Yes	No	Comments/Observations
Have there been changes (or being proposed) to the use of the property in which the water systems are installed?		NO	
Have there been changes (or being proposed) to the water systems or their use?		NO	
Is there new information about potential risks or control measures?		NO	
Do the results of monitoring indicate that control measures are no longer effective?		NO	
Are the roles & responsibilities of all staff involved in control measures clearly defined in writing including responsible persons(s) & contractors?		YES	Responsible person and deputy have been nominated in writing and recorded within section 2 of the logbook documentation.
Have the persons nominated to carry out control measures including responsible person(s) received appropriate training?		NOT KNOWN	
Has there been a legionella bacteria incident associated with the water systems in the property?		NOT KNOWN	

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Risk Assessment, Written Scheme & Property/System Change Checks			
Risk Assessment	Yes	No	Comments/Observations
Does the Risk Assessment identify foreseeable risks & include an up to date schematic of the water systems?	YES		Drawings have been updated at the time of this 2018 review.
Does the Risk Assessment include the measures & precautions to be taken to control foreseeable risks?	YES		
Written Scheme			
Are inspection & maintenance measures identified in the Risk Assessment being carried out?	YES		Monitoring is being carried out and is up to date as of February 2018.
Have remedial works identified in the Risk Assessment & subsequent reviews to minimise foreseeable risks been completed?		YES	
Are the records of water system temperature monitoring & flushing representative of control measures, & up-to-date?	YES		Monitoring is being carried out and is up to date as of February 2018.
Property & System Changes			
Have changes to property occupancy resulted in fewer occupants, intermittent occupation, or partial closure?		NO	
Have changes or modifications to the water systems resulted in low use outlets; dead legs; redundant service equipment or additional fittings e.g. TMV's?	YES		I was again informed that the shower is not used regularly therefore creating an infrequently used outlet; recommend removal or flush on a weekly basis.
Are there any other aspects of the water system including its design, operation & maintenance that have increased foreseeable risks?	YES		Shower outlet temperature reported on fault sheet No.6188 for being to high should be addressed health and safety issue.



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Risk Was (Circle)	Insignificant	Low	Medium	High	Uncertain
Risk Now (Circle)	Insignificant	Low	Medium	High	Uncertain

Remedial action to be taken	By Whom	By When
The responsible person and deputy for the lodge compound should be nominated in writing and recorded within the logbook documentation. High This has now been carried out. Low		
Ensure all local water heaters are adjusted to store hot water at 50.0C -60.0C. High The water heaters have been replaced with instantaneous type that do not store water and heat on demand. Low		
Remove shower deadleg pipe work. High The deadleg pipe work has now been removed. Low		
If shower is infrequently used then flush at least on a weekly basis and record when carried out. High No flushing is being carried out. High		
Ensure all hoses and pressure washer are drained of water after use; ensure area is clear of personnel when being used as washer creates aerosols and heightens the risk. High Assumed this is carried out. Medium		
Flush infrequently used outlets weekly and record when carried out. Medium No records seen to indicate this is being carried out. Medium		
Continue to clean and disinfect showerhead and hose on a quarterly basis or as required. Medium This is being carried out; last carried out in January 2018. Medium		



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Risk Was (Circle)	Insignificant	Low	Medium	High	Uncertain
Risk Now (Circle)	Insignificant	Low	Medium	High	Uncertain

Remedial action to be taken	By Whom	By When
Audit logbook at least on an annual basis. Medium Records seen indicate the logbook was last audited in August 2016; I would recommend this be carried out at least on an annual basis. Medium		



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Compliance & Control Checks	Reviewer notes
Have responsible person(s) considered whether foreseeable risks could be eliminated?	Refer to Southampton City Council.
Have the responsible person(s) & deputies been nominated in writing?	Responsible person and deputy have been nominated and recorded in section 2 of the logbook.
Are responsible person(s)/deputies contact details available in the event of an emergency?	No contact details were seen recorded within the logbook documentation.
Are the roles & responsibilities of all Council staff, & contractors involved in control & compliance measures identified in writing?	No roles and responsibilities of council and contractors involved in control and compliance measures were seen in writing within the log book documentation.
Have they all received appropriate training?	No training records were seen for any staff or contractors. Refer to Southampton City Council
Has the competence of contractors been checked and appropriate documentation held on file?	Refer to Southampton City Council.
Have other Health & Safety issues been actioned e.g. COSHH/MHSWR assessments for treatment chemicals and flushing routines?	Refer to Southampton City Council.
Do responsible person(s) keep a log of water system defects and follow up on progress?	Defects are phoned through to SCC.
Do the responsible person(s) have a budget for remedial works and are they aware of the programme for completion?	Refer to Southampton City Council.



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Risk Assessment, Written Scheme & Property/System Change Checks	Reviewer notes
Does the risk assessment include all water systems in the building(s) including e.g. fire hose reels, spray fountains, dehumidifiers etc?	Yes.
Does the water system schematic show and identify all equipment & outlets including water softeners, TMV's, pumps, principal valves, stand-by equipment, showers, washbasins, water supply origin & systems out of use etc?	Drawings have been updated at the time of this 2018 review.
Does the Written Scheme contain the following: <ul style="list-style-type: none"> ●System operating instructions? ●Precautions to be taken when operating the system? ●Details of the monitoring checks to be carried out on the system? 	NO YES YES
Have changes to the system been recorded in the water system logbook?	No records were seen within the logbook documentation.
How are changes to the system managed & approved including approval by the responsible person(s)?	Refer to Southampton City Council.
How are remedial works co-ordinated, funded and approved including programme priorities?	Refer to Southampton City Council.



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System Design & Construction	Reviewer notes
Are the water systems designed in accordance with BS6700: 1997 & the Water Supply (Water Fittings) Regulations 1999 as amended by latest WRAS guidance?	Visual pipe work appeared to comply.
Do any of the materials used in pipe systems & fittings support bacterial growth or corrosion?	Domestic pipe work appeared to be polyurethane and copper.
If TMV's are fitted are they sited within 2m of the outlet(s) served?	N/A
Cold Water System	
Have low use outlets been installed upstream of high use outlets?	Shower is infrequently used especially in the winter months.
Has cold water storage volumes been assessed for turnover (ideally 12 hours) & stagnation risk?	N/A
Is cold & hot water pipe work kept separated and adequately insulated?	Internal pipe work had no insulation fitted.
Are cold water tanks fitted with covers & insect screens, located in a cool well-insulated space, & safely accessible?	N/A.
Are multiple CWST's configured in duty/stand-by mode and not operated in parallel?	N/A



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System Design & Construction	Reviewer notes
Hot Water Systems	
Is Calorifier storage capacity capable of maintaining a DHW distribution temperature of at least 50°C during maximum demand periods?	N/A
Are multiple calorifiers connected in parallel?	N/A
Is the calorifier(s) fitted with the following: <ul style="list-style-type: none"> •Functioning drain valve? •Temperature gauges on the flow & return? •An access panel? •A shunt pump and timer, timed to heat the calorifier to over 60°C for at least an hour a day? •Adequate primary & secondary pipe work insulation? 	N/A
Do electrically heated hot water heaters deliver water instantaneously at 50°C or above?	All instantaneous water heaters temperatures were well below 50.0C at the time of this 2018 review and records seen in the logbook documentation.
Is there a risk of scalding e.g. in buildings used by infants (under 5 years) the disabled or the elderly?	Would assume no risk to children as should not be in this area.
Have 'Very Hot' water labels been fitted to outlets used by the public including school children?	No Hot water warning labels are fitted.



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Operation & Maintenance	Reviewer notes
Are low use outlets flushed at least weekly and records kept in the Written Scheme logbook?	No records seen for any flushing with the exception of July and August 2016.
What are the procedures for bringing stand-by equipment into service?	N/A
If TMV's are fitted, are they being maintained on a 6 monthly basis and records kept in the system logbook?	N/A
Are CWST's inspected at least annually to include a check that there is cross flow of water and records kept in the system logbook?	N/A
Are calorifier drains checked on a monthly basis for operation and drained water conditions checked and records kept in the system logbook?	N/A
How is calorifier internal condition assessed and what is the periodicity of internal inspection?	N/A
Have outlets that are no longer required been cut back to the nearest main pipe branch?	All appear to be original fittings.
Are up-to-date O&M manuals for the water system plant held including system valve lists, and pre-start, running, and stopping check off lists?	No records seen.
Are showers & other outlets being cleaned at least quarterly and records kept in the system logbook?	Records seen within the logbook documentation indicate the showerhead is being cleaned and descaled on a quarterly basis; this was last carried out in January 2018.



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Monitoring	Reviewer notes
Do system users carry out daily temperature monitoring checks and place records in the system logbook?	No
Are the temperatures of sentinel hot & cold-water outlets checked on a monthly basis and records kept in the system logbook?	Yes recorded within the logbook documentation.
Are the hot & cold-water temperatures from all other water system outlets checked on an annual basis and records kept in the system logbook?	All outlets are being monitored monthly.
Is the temperature of the hot water supply to TMV's checked on a monthly basis and records kept in the system logbook?	N/A.
Are calorifier flow & return temperatures checked on a monthly basis and records kept in the system logbook?	N/A
Are calorifier temperatures checked at the base mid-level and top to check for primary heating efficiency and records kept in the system logbook?	N/A.
Are CWST inlet & outlet temperatures checked on a 6 monthly basis and records kept in the system logbook?	N/A.