

Site Address:
 165 Netherstowe Lane
 Lichfield
 Staffordshire
 WS13 6BA

Assessor's Information:
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Description of the property and water systems:

The property is a **4 bedroom 2 storey house** in a residential street, built around 1980. The water systems comprise: -

- Mains water to the kitchen and bib taps
- Cold water services are fed from a tank located in the loft feeding the water heater, toilets and bathrooms.
- Hot water is via a standard domestic water cylinder located on the 1st floor.

Scope & limitations

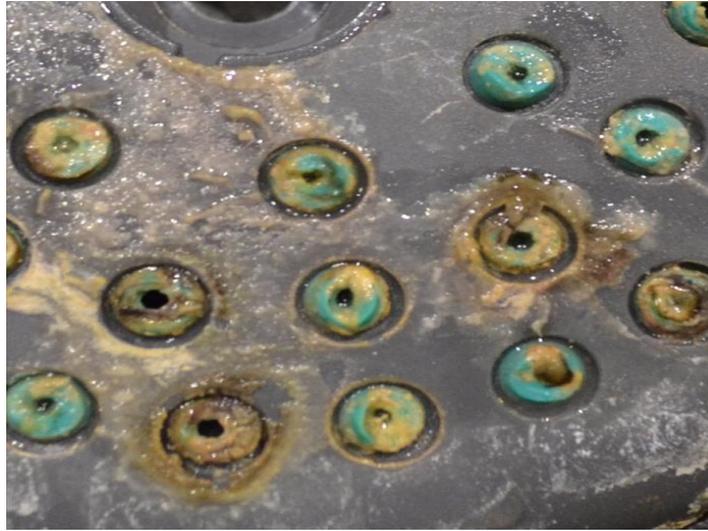
This Legionella risk assessment is a reduced complexity assessment for Landlords providing residential type accommodation and is not designed to be compliant with BS8580.

The survey was non-invasive, any pipework under floors and carpets was not inspected it is possible that dead ends are present. If any dead ends are found during refurbishment or modification they should be removed.

Floor	Location	Asset	Comments
1st	Airing Cupboard	Dead End (15mm copper 1m)	
1st	Airing Cupboard	Water Heater	
1st	Bathroom	Bath with shower	
1st	Bathroom	WC	
1st	Bathroom	WHB	
1st	Ensuite	Shower	
1st	Ensuite	WC	
1st	Ensuite	WHB (TMV)	
Ground	Kitchen	Sink	
Ground	Outside	Bib Tap	
Ground	outside	hose pipe	
Ground	Toilet	WC	
Ground	Toilet	WHB	
Loft	Loft	Stored water tank	

Assessment Photo's

Title: Highly fouled shower



Comments:

Clean this up before you get something nasty.

LR: 3 GR: 0

Title: Tank external



Comments:

In good condition

LR: 0 GR: 0

Title:



Comments:

LR: 4 GR: 0

As can be seen the shower hose is too long and there is the potential for cross contamination of the incoming supply

Landlord Responsibilities:

(ACoP L8:2013 Para 48) The statutory duty holder is required to appoint a Competent Person (Responsible person). The appointed competent person or persons should have sufficient authority, competence and knowledge of the installation to ensure that all operational procedures are carried out in a timely and effective manner. The Landlord is the statutory duty holder and would be responsible for the following points detailed below:

The Landlord is the statutory duty holder and is responsible for: -

- Ensuring there is a legionellosis risk assessment of the water systems for the property.
- Maintaining records of corrective actions taken.
- Appointing competent individuals to complete tasks.
 - Any subcontractor appointed to clean and disinfect water systems must produce evidence that they are competent to do so.
- Annually (or when the property is re let) consider if any of the following have changed.
 - Changes to the water system or its use.
 - Changes to the use of the building (New high susceptibility tenant).
 - The availability of new information about risks or control measures.
 - The results of checks indicating that control measures are no longer effective.
 - Or if a case of legionellosis is associated with the system.

If they have ensure the risk assessment is up dated.

- Issue the specific guidance below to the tenant on the safe use of the water systems within the property.
 - To inform the landlord if hot water & cold water temperatures can't be maintained.
 - Cleaning requirements of water fittings such as showers and spray taps etc.
 - Ensure outlets are used or flushed at least weekly.
- Void properties
 - Mothballing is a compromise between adequate control of microbial growth and the use of water for flushing (while avoiding waste). Short term voids can be controlled by flushing the entire water system once a week.
 - Longer term voids are often left filled with water for mothballing and not drained down as moisture will remain within the system enabling biofilm to develop where there are pockets of water or high humidity. The systems should be recommissioned as though they were new (ie thoroughly flushed, cleaned and disinfected) before returning to use.
 - If systems are drained they should be recommissioned as though they were new (ie thoroughly flushed, cleaned and disinfected) before returning to use.

Landlords Corrective Actions

Question	LR	GR
2, Is the responsible person competent or do they have access to competent help?	3	3

Answer: No - The responsible person has no experience of legionella control.

Recommendation: The responsible person should obtain certificated training in Legionella management such as QCF Level 3 Award in Legionella control for Responsible persons

Question	LR	GR
20, Is the water heater in use or is stagnation likely?	3	0

Answer: No- The water heater is not being used on a daily basis.

Recommendation: If the water heater is not in regular use (and cool) it should be well flushed weekly or isolated and drained.

Question	LR	GR
7, Are TMVs needed, working and serviced as required?	2	0

Answer: No – TMVs are present but are considered unnecessary.

Recommendation: TMVs require maintenance including annual cleaning of the filters. (See the list of locations in the asset register).

Question	LR	GR
17, Are there details on the internal condition of water heater?	1	0
Answer: No – The heater has not been inspected internally.		
Recommendation: Inspect the water heater internally if it is unable to supply water at the required temperature (60°C).		

Question	LR	GR
23, Are Water Supply (Water Fittings) Regulations regarding backflow protection in place?	0	3
Answer: Showerheads can be submerged in the WC.		
Recommendation:		

Landlords Control Scheme

Dead Ends

ASAP - It is recommend that the dead legs / ends identified in this report are removed as far back as possible to the incoming supply.

1 x Dead End (15mm copper 1m) - Located 1st Airing Cupboard

Stored water tank

Annually (summer) - Visual inspection of the cold water storage tank to check the condition of the inside of the tank and the water within it. The lid should be in good condition and fit closely. The insect screen on the water overflow pipe should be intact and in good condition. The thermal insulation on the cold water storage tank should be in good condition so that it protects it from extremes of temperature. The water surface should be clean and shiny and the water should not contain any debris or contamination. The cold water storage tank should be cleaned, disinfected and faults rectified, if considered necessary.

1 x Stored water tank - Located Loft Loft

Water Heater

Annually - In domestic premises it is unlikely to be reasonable to conduct annual internal water heater inspections. However external conditions and confirming that the unit can reach design temperatures is recommended. Failure to achieve temperatures may require internal inspection or replacement.

1 x Water Heater - Located 1st Airing Cupboard

Management/Letting Agent Responsibilities

- Ensure there is a signed Service Agreement / Contract to cover all points above.
- The Service Agreement / Landlord Contract should confirm responsibilities and formal lines of communication.
- Hold a current copy of the risk assessment and corrective actions.
- Have a system to ensure the Landlord has actioned the significant corrective actions detailed in the risk assessment.
- Annually (or when the property is re let) consider if any of the following have changed.
- Changes to the water system or its use.
- Changes to the use of the building (New high susceptibility tenant).
- The availability of new information about risks or control measures.
- The results of checks indicating that control measures are no longer effective.
- Or if a case of legionellosis is associated with the system.

If they have ensure the risk assessment is up dated.

- Ensure the tenant has been issued with the site specific requirements for the safe use of the water systems within the property.

Tenant Responsibilities

The control scheme below has been designed to ensure the water system is safe for you the tenant to use and it is in your own best interest to follow the guidance detailed below where applicable to the water systems within the building.

- Ensure that all water outlets are used at least weekly.
- If not flush for at least 2 minutes before use (care should be taken to avoid the creation of aerosols).
- Outside bib taps should also be flushed when not in use.
- Dishwashers and washing machines should also be considered.
- If the property has been left empty for any reason including holidays flush all outlets for at least 2 minutes.
- Water stored in water butts should not be used for spraying or as a supply for a water jet washer.
- Report to the Landlord/Management/Letting Agent any defects in the water system within the property.

Tenants Control Scheme

Bib taps

Weekly - Need to be used or flushed for at least 2 minutes.

1 x Bib Tap - Located Ground Outside

Hose Pipes

On-going - Should be left drained and empty when not in use. It is good practice to flush hose pipes to drain (open ended) prior to use to remove standing water.

1 x hose pipe - Located Ground outside

Showers

Monthly - Showers should be cleaned monthly or when there is evidence of visual contamination. Most well-known supermarkets have propriety branded cleaning products to carry out this task (follow the instructions on the label carefully). Dismantle, clean and descale all removable parts.

1 x Shower - Located 1st Ensuite

1 x Bath with shower - Located 1st Bathroom

Understanding Risk Assessment

"A risk assessment is an important step in protecting your workers and your business, as well as complying with the law. It helps you focus on the risks that really matter in your workplace - the ones with the potential to cause real harm" (Health and Safety Executive INDG163 rev2).

This risk assessment uses basic definitions:

- A hazard is anything that may cause harm, such as chemicals, electricity, or Legionella bacteria;
- A risk is the chance, high to low, that someone could be harmed by Legionella or other hazards noted multiplied by the severity. Since Legionella infections are serious (even fatal) the severity factor is always high.

Risk Assessment Responsibilities

The responsibility for implementing and completing the corrective measures remains with the Statutory Duty Holder or nominated Responsible Person. We would recommend that you read the HSE ACoP L8: 2013 Legionnaires' disease. The control of legionella bacteria in water systems.

[This can be down loaded from http://www.hse.gov.uk/pubns/priced/l8.pdf](http://www.hse.gov.uk/pubns/priced/l8.pdf)

Technical guidance is available in HSG274 Parts 1 to 3, please see further guidance section. Failing to action the findings of a risk assessment may result in Legionella bacteria proliferating in the water systems inspected. Legionella is potentially fatal.

The use of L8MS-Risk software does not negate the responsibility of the service provider to ensure the Risk Assessor is competent to undertake legionellosis risk assessments. It is imperative that all operatives using L8MS-Risk are suitable trained. To include:

- Use of the software.
- Principals of risk assessment.
- A sound knowledge of legionella legislation, water system design and control practices.

Risk Assessment Ratings

LR - Legionella Risk Ratings

LR - Legionella Risk Rating has been used to prioritise corrective actions relating directly to legionella control. Our assessment is based on the residual risk with the current design & control systems in place. Failure of the current control system could easily result in the water system reverting to a far higher risk rating - the water systems inherent risk.

Level 0	<ul style="list-style-type: none"> HAZARD (Legionellosis) x LIKELIHOOD (Very Low) = RISK (Minimal) No additional action required.
Level 1	<ul style="list-style-type: none"> HAZARD (Legionellosis) x LIKELIHOOD (Low) = RISK (Slight risk under abnormal operating conditions) Take actions when other more significant risks have been completed.
Level 2	<ul style="list-style-type: none"> HAZARD (Legionellosis) x LIKELIHOOD (Possible) = RISK (Possible risk with existing operating conditions) Take actions when operationally practicable, time periods often programmed to fit with shutdowns or planned maintenance.
Level 3	<ul style="list-style-type: none"> HAZARD (Legionellosis) x LIKELIHOOD (Present) = RISK (Probable risk with existing operating conditions) Take actions as soon as possible, time periods are typically a few months maximum.
Level 4	<ul style="list-style-type: none"> HAZARD (Legionellosis) x LIKELIHOOD (High) = RISK (Imminent risk of harm or loss) Take immediate action to reduce the risk, this may include taking systems off line.

GR - General Risk Ratings

GR - General Risk Rating has been used to prioritise corrective actions relating to general safety concerns, such as working at heights, or scalding risks pointed out under our duty of care.

Level 0	<ul style="list-style-type: none"> No additional action required.
Level 1	<ul style="list-style-type: none"> Take actions when other more significant risks have been completed.
Level 2	<ul style="list-style-type: none"> Take actions when operationally practicable.
Level 3	<ul style="list-style-type: none"> Take actions as soon as possible.
Level 4	<ul style="list-style-type: none"> Take immediate action to reduce risk.

We as a service provider are unable to define exact time scales for corrective action as this is dependent on any other risks within your organisation and the budget available for corrective actions. A programme of implementation should be devised.