



SMS Environmental Ltd

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Task Information

TASK ID

1378936

CATEGORY

Risk Assessment

TASK TYPE

Residential Risk Assessment (UKAS Accredited)

CLIENT

Believe Housing

Code: BH001

CONTACT

Andrew Graham

03001311999

CLIENT ADDRESS

Coast House, Spectrum 4, Spectrum
Business Park, County
Durham

DESCRIPTION

Residential Risk Assessment (UKAS Accredited)

ADDITIONAL INFORMATION

Complete a UKAS Legionella Risk Assessment of the domestic water system present within this residential property inline with HSG 274 Part 2.

ASSIGNED

Andrew Riley (06/07/2026)

COMPLETED BY

Andrew Riley (07/07/2026)



BUILDING

2CH00632_20 Wheatbottom Community Centre

BUILDING CODE

2CH00632

ADDRESS

20 Wheatbottom Community Centre, Crook, DL15 9HB

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Client Details

Site Name	2CH00632_20 Wheatbottom Community Centre
Site Address	20 Wheatbottom Community Centre,Crook,
Site Contact	Andrew Graham
Site Postcode	DL15 9HB
Telephone Number	03001311999
Client	Believe Housing
Client Address	Coast House, Spectrum 4, Spectrum Business Park, County Durham
Client Postcode	SR7 7TT
Risk Assessor	Andrew Riley
Quality Controlled By	Samantha Carter
Date of Survey	07 Jul 2026
Issue Date	10 Jul 2026
Name of the person who receive risk assessment	Emma Jorgenson
Site Photograph	Photo: 2CH00632_20 Wheatbottom Community Centre
Recommended Review Date	07 Jun 2028

Risk assessment should also be reviewed whenever there is reason to believe that it is no longer valid. This could be due to change of building usage or installation of new plant and equipment or following a case of Legionnaires Disease. In the event of the outbreak of legionellosis please refer to HSG274 Part 2 Appendix 2.3 <http://www.hse.gov.uk/pubns/priced/hsg274part2.pdf> This Risk Assessment has been carried out in accordance with HSE ACoP L8, BS 8580-1:2019, ISO 17020, HTM 04-01 (Healthcare Site Only) and HSG274 Part 2

Note: A separate assessment is required for each building or site.

Overall Legionella Risk Rating	Low
Overall Scalding Risk Rating	Low
Template Version 22/11/2022	
Document Version Control:	Version 1

Risk Assessment Methodology

Scope Of The Risk Assessment	To complete a UKAS-accredited Legionella risk assessment of the domestic water system
Any health and safety risks noted as part of this risk assessment are done so for guidance only and fall outside the scope of our UKAS accreditation.	No general health and safety hazards raised
Risk Assessment Methodology	
Step 1: Identify The Hazards	
Step 2: Decide Who Might Be Harmed And How	
Step 3: Evaluate The Risks	
Step 4: Decide On Precautions Or Controls	
Step 5: Record Findings And Implement Them	
Step 6: Review Your Findings And Update If Necessary	
Site Description	The property is a community centre. The water system consists of an incoming mains, which feeds all the cold water outlets and combination boiler 01. The combination boiler feeds all the domestic hot water outlets in the property.
Limitations Of The Risk Assessment	Due to the layout of the pipework in the building, the assessor is unable to fully trace it throughout the premises. The assessor will need to make assumptions on the layout based upon visible pipework and information provided by on site staff. The assessor is limited by the available information provided by staff and the Legionella logbook.

If there are limitations how could they impact on the outcome of the risk assessment?	Can affect the overall risk rating of the assessment.
Has there ever been a case of Legionnaires Disease associated with this site?	Not that can be determined
Has Legionella bacteria been ever isolated from the water system?	No pre-planned sampling programme in place
Current method used to control Legionella?	Temperature
Notes on control method:	The implemented control method is to avoid water temperatures that favour the amplification of Legionella bacteria
Does this site have a current Legionella Logbook?	Yes - Digital Logbook
Who was interviewed during the assessment?	No site representative
Who was your competent escort on site?	No site representative
This UKAS Accredited risk assessment has been produced using documented in-house methods based on ACoP L8 and BS 8580-1:2019. Method reference numbers are: MS80 & IMS75.	
Risk Assessor competence has been checked and established using the procedure detailed SMS HR57 Legionella Risk Assessor Training & Competency Program and UKAS RG9 Accreditation of Bodies Undertaking Legionella Risk Assessment Activities, competency checks form part of the UKAS accreditation process.	
I confirm I have the necessary training, skills, experience and knowledge to complete a competent risk assessment of this type of system (INSERT NAME).	Andrew Riley

Management Personnel

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.

NOMINATED RESPONSIBLE PERSON

This person would report to the statutory site duty holder and have 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 subcontractors. This person should also be responsible for the accurate audit of the Site Log Book.

OPERATIONAL STAFF

Staff whose duties include inspection, monitoring, implementing, record keeping and carrying out of remedial actions. There should be adequate record keeping of their on-going training and regular assessment of their competence.

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

The Client should satisfy himself that:

- Each of the above can be clearly identified;
- That they are aware of the contact details of others in the chain of command;
- Each role has a competent Deputy identified;
- That each post has been accepted in writing; and
- That there is a separate sheet for each position showing training records and competency assessment.

*** It is the responsibility of the Nominated Responsible Person to ensure that Logbooks are kept up to date and that actions are implemented.**

Is the liaison and communication between the duty holder and the responsible person effective?	There is a management scheme and structure with details confirmed in writing by the client; with communication between the duty holder and responsible person seen as satisfactory
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Nominated Authorities

DESIGNATION	NAME	POSITION	TELEPHONE NO
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STATUTORY DUTY HOLDER	Alan Smith	Chief executive	0300 131 1999
NOMINATED RESPONSIBLE PERSON	Emma Jorgensen	Compliance Manager	0191 8142900 / 07384523636
DEPUTY NOMINATED RESPONSIBLE PERSON	Andrew Graham	Compliance Officer	0191 8143081 / 07901510712
OPERATIONAL STAFF 1	-	-	-
OPERATIONAL STAFF 2	-	-	-
OPERATIONAL STAFF 3	-	-	-
SERVICE PROVIDERS	HSL compliance	Water monitoring contractor	07823499745 / 07909706236
SERVICE PROVIDERS	SMS environmental	Legionella risk assessors	01235 835835

Executive Risk Summary

Risk Criteria	Commentary	Risk Rating
Management: An assessment of Legionella control on site, It is important that those people involved in assessing risk and applying precautions are competent, trained and aware of their responsibilities	The client has a nominated authorities structure in place, and relevant persons have received an appropriate level of training. The client supplies the resident with Legionella awareness information as part of the tenancy agreement, and the risk management for this property has been deemed appropriate.	2
Contamination. An assessment of the risk at source, including assessment of the quality, temperature and integrity of the water supply.	The building's water source is wholesome mains water, supplied from the local water undertaker. Mains water is provided following a treatment and filtration process to reduce the amount of bacteria and contaminants. It is, however, inevitable that bacteria will enter the water system. The incoming mains water temperature was found to be below 20C.	2
Amplification. An assessment of the conditions and whether they are likely to support any Legionella growth, including temperature, water change rate, nutrients, materials of construction and areas where water is not replaced with fresh.	Temperatures on site were found to be compliant. There was no evidence of scale on the outlets.	2
Transmission. An assessment of whether droplets or aerosols are likely to form and spread.	There were no showers on site and no aerosol producing outlets.	2
Exposure. An assessment of the risk that droplets or aerosols will be inhaled (or contaminated water aspirated).	With no aerosol producing outlets, the likelihood of exposure is low	2
Susceptibility of individuals exposed. An assessment of the nature of the exposed population, taking account of their vulnerability to Legionella Infection.	The community centre is used by housing contractors and staff. It is unable to gather health conditions of all visitors, but it can be assumed that people of varied ages use the hiding at different times of the year, so it can be assumed that someone at higher risk such as over 65 years of age or heavy smokers, will use this building.	3
Overall Site Risk Summary	Overall risk rating is low	2

Risk Assessment

Risk Rating System

Definitions

Hazard identification: process of recognizing that a hazard (3.8) exists and defining its characteristics;
Hazard: hazard source, situation, or act with a potential for harm in terms of human injury or ill health or a combination of these;
Risk: combination of the likelihood of an occurrence of a hazardous event or exposure(s) and the severity of injury or ill health that can be caused by the event or exposure(s)
This risk scoring system covers;
Risk assessment: process of evaluating the risk(s) arising from a hazard(s), taking into account the adequacy of any existing controls, and deciding whether or not the risk(s) is acceptable

Risk Assessment

This risk scoring system is informed by ‘BS 8580-1:2019 Water quality – Risk assessments for Legionella control – Code of practice’, and HSE Guidance on Risk Management available from their website. During a risk assessment hazard identification will take place and each hazard risk rated evaluating the following parameters:

- 1. Contamination.** An assessment of the risk at source, including assessment of the quality, temperature and integrity of the water supply.
- 2. Amplification.** An assessment of the conditions and whether they are likely to support any Legionella growth, including temperature, water change rate, nutrients, materials of construction and areas where water is not replaced with fresh.
- 3. Transmission.** An assessment of whether droplets or aerosols are likely to form and spread.
- 4. Exposure.** An assessment of the risk that droplets or aerosols will be inhaled (or contaminated water aspirated).
- 5. Susceptibility of individuals exposed.** An assessment of the nature of the exposed population, taking account of their vulnerability to Legionella Infection.

An Explanation of the Risk Rating System

During the risk assessment, individual hazards will be identified and risk rated using the scoring matrix derived from BS 18004 and the HSE website (See Figure 1) this will evaluate per type (contamination, amplification, transmission, exposure and host susceptibility) for individual hazards.

Likelihood of Harm Occurring	Potential Severity of the Harm		
	Slightly Harmful 1	Harmful 2	Very Harmful 3
Highly Unlikely 1	Trivial 1	Tolerable 2	Moderate 3
Unlikely 2	Tolerable 2	Moderate 4	Substantial 6
Likely 3	Moderate 3	Substantial 6	Intolerable 9

² HSE (No Date) Frequently asked questions. "What are risk matrices?' Available from:<http://www.hse.gov.uk/risk/faq.htm>

Rating	Risk	Priority Action Time Frame
1	Trivial (Very Low)	Within 5 Years
2	Tolerable (Low)	Within 1 year
3 - 4	Moderate (Medium)	Within 6 Months
5 to 6	Substantial (High)	Within 1 Month
7 to 9	Intolerable (Very High)	Within 48 Hours

Table 2 Priority Action Time Frame

Individual hazards have received a risk score should be managed within that time period. The overall risk rating for the site will be an evaluation of all recorded risks and is communicated in the Risk Summary Page

Are there any known periods of time that this site or parts of this site may become vacant?	There may be times when the property is vacant for short periods due to changes in tenancies and tenant vacations
Does the Landlord have adequate procedures in place for vacant or void periods?	The control measures that are implemented during vacant or void periods are adequate
Has the Landlord provided the Tenant with adequate information on the importance of regular use or flushing of all domestic water outlets?	The Landlord has presented the Tenant with Legionella control advice

* Timescale that controls should be implemented based on risk and cost or difficulty of corrective action

Documentation and Records

Period of Time Reviewed for this assessment?	No monitoring records only previous risk assessment
Does the Legionella control scheme include an adequate:	
Record storage system	The record storage system was not available for audit
Asset Register	The asset register is adequate
Nominated authorities structure (including the provision of Deputies)	The nominated authorities structure is adequate
Schematic drawing	The existing schematic drawing is inadequate or incorrect
Training programme	Landlord Staff are provided adequate Legionella awareness and control training
Risk assessment review programme	The current risk assessment review programme is adequate
Microbiological sampling programme	No microbiological sampling programme in place
Legionella Risk Management Programme	
Is there evidence that the findings and required corrective actions from previous risk assessments have been addressed?	Corrective actions have been fully implemented
Are records of any logbook checks or audits available?	Yes
Do monitoring and inspection records indicate any deviations from acceptable operating conditions?	No monitoring programme in place
Are legionella and other microbial analysis results available?	No sampling programme in place

Do microbial analysis results indicate that the current Legionella control measures are effective?	Sampling is not being carried out
Where past issues have been caused by positive identification of Legionella bacteria, have the correct actions been taken within a reasonable time?	Legionella sampling is not being carried out
Where past issues have been caused by positive identification of Legionella bacteria, have re-samples been collected to ensure control has been regained?	Legionella sampling is not being carried out

General Asset Register

Source/Supply Water	
Mains Cold Water Supply	1
Type of Domestic Water System	
Unvented: Mains Pressure	1
Domestic Water System Plant	
Combination Boiler	1
Outlet Assets	
Mixer Taps (Non-Thermostatic)	1
Domestic Hot Water Outlets	4
Domestic Cold Water outlets	3
Drinking Water Outlets	1
Toilets	2
Beverage Boilers	1
Closed Water Systems	
Closed System (By Combination Boiler)	1
Note: Closed systems present no risk under normal operation. Some consideration should be given to the risks associated with all parts of the system under all reasonably foreseeable operating conditions. For example, a heating system may operate above the temperature range at which legionella bacteria can survive and is fully enclosed. However: - the feed and expansion cistern could easily contain warm water, as could any part of the system where there is no recirculation, in each case providing conditions suitable for legionella bacteria to multiply and will be detailed in this assessment if applicable; - maintenance work such as draining water for chemical testing or dosing, or even air venting radiators, could create contaminated aerosols and contractors should be made aware of this and complete a work specific risk assessment and provide appropriate controls before undertaking any work Only once these considerations are taken into account should these systems present a negligible risk.	
Miscellaneous Water Assets	

Incoming Mains Water - 1

Incoming Water Supply	 Mains
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Additional Area Photo for Context (Optional)	
	Left of accessible wc
Source	Mains Water
Location	Accessible WC
Diameter	15mm
Is there an isolation valve?	Yes
Does the isolation valve work?	Unknown
Is there some form of backflow protection on the incoming mains?	Backflow protection may be present but is not visible
Is there a water meter fitted? If so, please note the consumption figure at the time of the RA.	No visible water meter

Combination Boiler - 1

Asset No. (CB)	01
Asset Make	Potterton
Asset Model	Promax combi he plus
Asset Location	Kitchen store
Set Temperature (°C)	56
Temperature (°C) Nearest Outlet	54
Temperature (°C) Furthest Outlet	53
Combination Boiler Photograph	
	CB 01

Thermometer Used to Complete RA

Thermometer SMSE Asset ID No.	Smse 20297
Date Last Calibrated	10 Apr 2026
Is there a sticker indicating the next calibration date on the thermometer?	Yes
Next calibration due on	10 Oct 2026
Unique ID of the Timing Device during the assessment?	In built timer

Temperatures - 1

Outlet Location	Mixed?	Cold Temp	Hot Temp	Mix Temp	MCWS/ CWST Fed	Sentinel Outlet?	Spray Tap? Flexi Hose	Compliant?
Accessible WC	No	17.1	53.4	-	Mains	Both	-	Yes

Temperatures - 2

Outlet Location	Mixed?	Cold Temp	Hot Temp	Mix Temp	MCWS/ CWST Fed	Sentinel Outlet?	Spray Tap? Flexi Hose	Compliant?
Kitchen	No	17.8	54	-	Mains	Both	-	Yes

*TMVs are installed to prevent scalding to users on Health & Safety grounds. Due to the blended hot water temperatures they produce they are non compliant in respect of Legionella control. Where TMVs have a comprehensive maintenance programme in place the potential risk is lowered but not removed.

Hot Water: Stored water 60°C. Distribution >50°C within 1 minute of running

Healthcare Hot Water: Stored water 60°C. Distribution >50°C within 30 seconds and >55°C within 1 minute of running

Cold Water: Stored water <20°C. Distribution <20°C within 2 minutes of running

Sampling Requirements

Is there a Legionella (LP) sampling regime in place on site?	No
Is there a Total Viable Count (TVC) sampling regime in place on site?	No
Have You Detailed This Sampling In The Written Scheme Of Control?	N/A

Reactive sampling specifically for the presence of Legionella bacteria must also be undertaken at any time that the implemented control measures appear to be failing.

Review of Written Scheme to Control Legionella Risk

Control Type	Frequency / Allocation
All Systems: Risk Assessment or Risk Review and Reassessment (As per recommended review frequency or when there is a reason to suspect it is no longer valid.)	
Responsibility Allocated To -	Landlord
Current frequency -	As per Believe Housing policy
Is the current frequency adequate?	Yes
What is the risk based recommended review frequency?	-
Log Book Audit. Complete a check of the log book to ensure that all tasks detailed in the written scheme are being properly completed by competent and trained individual and appropriate records made, either in hard or electronic records.	
Responsibility Allocated To -	Landlord
Frequency -	As per Believe Housing policy
Check the training and competence of all individuals who have responsibility for undertaking tasks and delivering the written scheme.	
Responsibility Allocated To -	Landlord
Frequency -	Annually
Inform tenants of any control measures that are in place, and of any responsibilities they have within the control scheme (usually by means of information leaflet)	
Responsibility Allocated To -	Landlord
Frequency -	Annually
Calorifier: Inspect calorifier internally by removing the inspection hatch or using a borescope and clean by draining the vessel.	
Responsibility Allocated To -	-
Frequency -	-
Calorifier: Collect a sample from the drain valve and inspect visual quality of the water. Purge the drain valve until the water runs clear.	
Responsibility Allocated To -	-
Frequency -	-
Domestic water heaters: Check water temperatures at the furthest outlet to confirm the heater operates at 50–60 °C.	

Responsibility Allocated To -	Landlord
Frequency -	Monthly
Inform the Landlord if water is not heating properly, or there are any operation issues with the domestic water systems.	
Responsibility Allocated to -	-
Frequency -	-
Cold water services: Inspect cold water storage tanks (including those in combination water heaters) and carry out remedial work, including disinfection, where necessary.	
Responsibility Allocated To -	-
Frequency -	-
All Domestic hot and cold water services: Check all hot and cold water outlets for cleanliness. If found to be contaminated clean, descale and disinfect.	
Responsibility Allocated To -	Landlord
Frequency -	Quarterly
Showers and spray taps: Dismantle, clean and descale removable parts, heads, inserts and hoses where fitted.	
Responsibility Allocated To -	-
Frequency -	-
Infrequently used equipment within a water system (During Unoccupied Periods). Flush the outlets until the temperature at the outlet stabilises and is comparable to supply water. Sustain and log this procedure once started. More frequent flushing may be required as indicated by the risk assessment.	
Responsibility allocated to -	Landlord
Frequency -	Weekly
Infrequently used equipment within a water system (During Occupied Periods). Ensure all domestic water outlets and equipment is used or flushed regularly.	
Responsibility Allocated To -	-
TMVs: Risk assess whether the TMV fitting is required, and if not, remove. Where needed, inspect, clean, descale and disinfect any strainers or filters associated with TMVs To maintain protection against scald risk, TMVs require regular routine maintenance carried out by competent persons in accordance with the manufacturer's instructions.	
Responsibility allocated to -	-
Frequency -	-
Expansion vessels: Bladders should be changed according to the manufacturer's guidelines or as indicated by the risk assessment.	
Responsibility allocated to -	-
Frequency -	-
Legionella Sampling: Sample from systems identified in the risk assessment. (As detailed in the risk assessment)	
Responsibility allocated to -	-
Frequency -	-

TVC: Sample from system identified in the risk assessment. (As detailed in the risk assessment)

Responsibility allocated to -

-

Frequency -

-

Closed Water Systems: When testing, maintaining or operating low risk systems, such as fire systems, heating and chilled water systems, etc. Complete a task specific risk assessment and instigate a safe system of work that prevents the generation of a breathable aerosol that will expose operatives to viable legionella bacteria

Responsibility Allocated To -

-

Notes or Observations

-

BS8580-1:2019 9.3 Control Measures Page 17 states: The Risk assessment should not involve the preparation of the written scheme of control but rather provide information that is critical to its preparation, improvement and review. Note 2 Ensuring that there is a written scheme of control is a legal requirement of the duty holder although they might instruct the risk assessor to advise or prepare the scheme of control on their behalf as a separate commission.

Schematic Drawing

Please detail as much information as possible: Sentinel Outlets, Primary and Secondary Flow and Return Loops, Materials, Size, Location, Valves etc

This is a new site and requires a new schematic

No

Changes to existing schematic (sent as a separate AutoCad file)

Yes

ENSURE ALL SENTINEL OUTLETS ARE MARKED ON THE SCHEMATIC

Images



Water boiler

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