SMS Environmental Ltd
Quad One
Becquerel Avenue
Harwell Campus
Didcot
OX11 0RA

Task Information

TASK ID
1262158

CATEGORY
Legionella

TASK TYPE
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
Risk Assessment (UKAS Accredited)

ADDITIONAL INFORMATION
Legionella risk assessment to be completed in line HSG274 part 2 , all areas of the building are to be included , including any commercial areas

ASSIGNED
Lee Bolam (24/11/2025)

COMPLETED BY
Lee Bolam (24/11/2025)



BUILDING
2CH00620_Dovedale Avenue Community Centre,

BUILDING CODE
2CH00620

ADDRESS
Dovedale Avenue Community Centre, Sunnybrow, DL15 0XD

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Client Details

Site Name	2CH00620_Dovedale Avenue Community Centre,
Site Address	Dovedale Avenue Community Centre, Sunnybrow,
Site Contact	Andrew Graham / Sinead Croucamp
Site Postcode	DL15 0XD
Telephone Number	03001311999 / 07901510712
Client	Believe Housing
Client Address	Coast House, Spectrum 4, Spectrum Business Park, County Durham
Client Postcode	SR7 7TT
Risk Assessor	Lee Bolam
Quality Controlled By	Samantha Carter
Date of Survey	24/11/2025
Issue Date	01 Dec 2025
Name of the person who receive risk assessment	Emma Jorgenson
Site Photograph	 Dovedale Avenue Community Centre
Recommended Review Date	24/11/2027

Risk assessment should also be reviewed whenever there is reason to believe that it is no longer valid.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.

Template Version: 10072024

Document Version Control:	Version 1
Overall Legionella Risk Rating	Low
Overall Scalding Risk Rating	Low

Risk Assessment Methodology

Scope Of The Risk Assessment	The agreed scope of works for this document is to assess any risks arising from the possibility of the amplification of Legionella bacteria, within the domestic hot and cold water systems at this site.
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.	N/A
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	Site is a semi detached bungalow used as a community centre for residents of the local area. The incoming main enters the property in the kitchen and supplies the sites cold water system and a combination boiler what supplies the sites hot water system. There is a kitchen with a sink and wash hand basin, an accessible toilet with a wash hand basin (TMT) and toilet, a unisex toilet with a wash hand basin.
Limitations Of The Risk Assessment	The assessor could not fully trace all the pipe work throughout the building and therefore assumptions have been made regarding the layout of pipe work in the schematic drawing. The assessor is limited to the information made available by the client and on site personnel during the risk assessment.
If there are limitations how could they impact on the outcome of the risk assessment?	The limitations raised could impact the overall score of this risk assessment.
Profile of the Building Users and how they may be harmed?	Due to the nature of the site, it is difficult to discern a typical system user and could change from day to day. Legionella bacteria, which can cause Legionnaires disease, pose a potential health risk to individuals in any residential setting. While anyone can contract Legionnaires disease, certain groups are more susceptible to severe outcomes. These include older adults, individuals with weakened immune systems, those with chronic respiratory conditions, smokers, and people with la underlying health conditions. In the absence of specific health information about the tenants, it is prudent to assume a mixed population that may include individuals from these higher-risk categories. As such, the property should be considered to have a moderate susceptibility risk.
Has this site or area been defined as Augmented Care?	No
Has there ever been a case of Legionnaires Disease associated with this site?	Unable to determine
Has Legionella bacteria been ever isolated from the water system?	Unable to determine
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 interview provided
Who was your competent escort on site?	No escort provided
This UKAS Accredited risk assessment is was produced using documented in-house methods based on ACoP L8 and BS 8580-1:2019. Method reference numbers are: MS80 & IMS75.	
This Risk Assessment has been carried out in accordance with the requirements of ISO17020 Clause 4 Impartiality and Independence as described in the SMS Environmental IMS76 Impartiality Policy.	Yes
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).	Lee Bolam

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.

Has the risk assessment process been able to successfully identify a formal nominated authorities or Water Safety Group structure?	Yes the management structure is detailed in the on site log book
Does review of the current management structure find that all required information is present and correct?	All management structure information provided has been confirmed as present and correct
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
In a healthcare setting, is the liaison and communication between the duty holder, the responsible person, and the Water Safety Group effective and robust?	N/A

Nominated Authorities

DESIGNATION	NAME	POSITION	TELEPHONE NO
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	Various	OCS	TBC
OPERATIONAL STAFF 2	-	-	-
OPERATIONAL STAFF 3	-	-	-
SERVICE PROVIDERS	HSL Compliance	Water monitoring contractor	07823499745 / 07909706236
SERVICE PROVIDERS	SMS Environmental LTD	Legionella risk assessors	01235835835

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	There is a list of nominated authorities in place with a good management structure. The relevant nominated authorities have been suitably trained. There is Legionella control program in operation which is completed by the tenant	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 supply from the local water undertaker. Mains water is provided following treatment and filtration processes 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.	The water system is small and with no significant storage of water present. Temperatures recorded from the hot and cold should provide an acceptable level of control. The hot water system was found to be above 50C. All outlets are flushed weekly as well as being used other various periods throughout the week. Flexible hoses are present.	2
Transmission. An assessment of whether droplets or aerosols are likely to form and spread.	There are no forms of showers, spray taps or other aerosol-producing outlets which will reduce the risk of bacteria being contracted from the water system.	1
Exposure. An assessment of the risk that droplets or aerosols will be inhaled (or contaminated water aspirated).	There are no forms of showers, spray taps or other aerosol-producing outlets which will reduce the risk of bacteria being contracted from the water system.	1
Susceptibility of individuals exposed. An assessment of the nature of the exposed population, taking account of their vulnerability to Legionella Infection.	Due to the nature of the site, it is difficult to discern a typical system user and could change from day to day. Legionella bacteria, which can cause Legionnaires disease, pose a potential health risk to individuals in any residential setting. While anyone can contract Legionnaires disease, certain groups are more susceptible to severe outcomes. These include older adults, individuals with weakened immune systems, those with chronic respiratory conditions, smokers, and people with la underlying health conditions. In the absence of specific health information about the tenants, it is prudent to assume a mixed population that may include individuals from these higher-risk categories. As such, the property should be considered to have a moderate susceptibility risk.	4
Overall Site Risk Summary	Overall score 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.

	Potential Severity of the Harm

Likelihood of Harm Occurring	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?	This site is used when required and may go for periods of time not being used
Is there an adequate programme of control in place during periods of little use?	There is a weekly flushing programme in place completed for all outlets by OCS

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

Potential Hazards	Risk	Control to Mitigate Assessed Risk	Residual Risk	Timescale	Image
ID: 972215 There are flexible hoses fitted to wash hand basins and sinks. Flexible hoses should only be used where necessary, as they have an internal lining which could support the growth of bacteria.	Low (2)	Replace all flexible hoses with copper pipe, unless absolutely necessary to keep the flexible hoses in place. Ensure that the hoses if hose remains or any replacement materials are WRAS approved. Any remaining flexible hoses supplying outlets with failed sampling results will require removal.	Very Low (1)	Within 1 Year	

Documentation and Records

Period of Time Reviewed for This Assessment?	1 year
Is there an Up-to-date logbook and schematic diagram(s) of the water system(s) to be evaluated?	Yes on the Believe Housing Database
Is an asset list available, an asset register that includes all associated plant, pumps, strainers and other relevant items?	Yes from the previous risk assessment and on the Believe Housing Database
Is the previous risk assessment available for review?	Yes on the Believe Housing Database
Date of Previous Assessment?	1/2/24
Is there evidence that the findings and required corrective actions from previous risk assessments have been addressed?	Yes
Where findings and their corrective actions identified by previous Legionella risk assessments have found to be outstanding are there any root causes which may constitute a deficiency within the current written scheme of control?	Unable to determine
Are records of any logbook checks or audits available?	Yes on the Believe Housing Database
Evaluation of the current written scheme of control, including:	
Does the scheme have a clearly described management scheme, such as a diagram of management structure showing lines of responsibility, task allocation and communication?	Yes on the Believe Housing Database
Are deputies identified to cover for staff sickness/holidays, etc.?	Yes on the Believe Housing Database
Are there details of the maintenance history of the water system(s) to be assessed in the logbook?	Yes on the Believe Housing Database
Are there training records, and records of competency checks, for on-site personnel?	Yes on the Believe Housing Database and on Socius (HSL Compliance Ltd) database.
Has the health and safety provision for those undertaking the written scheme of control considered both site staff and contractors? And, are appropriate risk assessments and method statements available for inspection? If not raise a hazard.	Yes on the Believe Housing Database
Are there monitoring and inspection records for all tasks completed? Tank inspections, temperatures, TMV checks, flushing records etc	Yes on the Believe Housing Database and on Socius (HSL Compliance Ltd) database and in on site log book
Do monitoring and inspection records indicate any deviations from acceptable operating conditions?	Temperature monitoring records show hot and cold temperatures are compliant
If applicable are water treatment and service reports available?	N/A
Are cleaning and disinfection records available?	No records available at time of assessment
Are legionella and other microbial analysis results available?	No records available at time of assessment
Do microbial analysis results indicate that the current Legionella control measures are effective?	No records available at time of assessment
Where past issues have been caused by positive identification of Legionella bacteria, have the correct actions been taken within a reasonable time?	No records available at time of assessment
Where past issues have been caused by positive identification of Legionella bacteria, have re-samples been collected to ensure control has been regained?	No records available at time of assessment
Are thermometers and other site test equipment calibrated regularly, or calibration checked?	Yes on the Believe Housing Database and on Socius (HSL Compliance Ltd) database
Are records kept for five years?	Yes on the Believe Housing Database and on Socius (HSL Compliance Ltd) database

General Asset Register

Incoming Mains Water	1
Type of Domestic Water System?	
Unvented	1
Domestic Hot Water Services	
Combination Boiler	1
Closed System (Heating)	1

Incoming Mains Water - 1

Incoming Water Supply	 Incoming mains
Additional Area Photo for Context (Optional)	Photo: -
Source	Mains Water
Location	Kitchen
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?	Maybe present but not visible
Is there a water meter fitted? If so, please note the consumption figure at the time of the RA.	Maybe present but not visible

Combination Boiler - 1

Asset No. (CB)	CB01
Asset Make	Potterton
Asset Model	Promax combi HE plus
Asset Location	Store
Area Served	DHWS
Set Temperature (°C)	60
Temperature (°C) Nearest Outlet	57.9
Power Points In Area?	<5m
Nearest Drain	5m<
Combination Boiler Photograph	 CB01

Thermostatic Mixing Valves And Thermostatic Mixing Taps - 1

Location?	Accessible WC
Location Image:	Photo: -
Number of TMVs in this Location?	1
Has the installation of the TMV been informed by a comparative assessment of scalding risk versus the risk of infection from legionella?	Unable to determine
In terms of scalding is the area used by a recognised and identified risk group in terms of scalding? (very young, very elderly, infirm or significantly mentally or physically disabled people or those with sensory loss)	Accessible wc
Could the TMV(s) be removed without increasing the scald risk?	No accessible wc
Type of TMV?	TMV2
How many outlets does the TMV serve?	1
Is the TMV incorporated into the outlet (TMT)?	Yes
What length of pipework is there post TMV?	N/A
TMV Pipework Size	15mm
Is there both a hot and a cold water outlet post-TMV, rendering the cold outlet as a little-used-outlet?	No
Do the outlet(s) served house a flow restrictor, flow straightener, aerator or similar device?	Yes
Is/are the TMV(s) accessible for routine maintenance?	Yes
Is there a documented maintenance regime in place?	Yes, refer to Socius (HSL database)
Are isolation valves installed on the CWS and HWS to the TMV?	On HWS & CWS
Thermostatic Mixing Valve:	 TMT

Outlet Asset Register

Shower Heads/Spray Outlets	
Thermostatic Mixing Valves / Mixing Devices	
Mixer Taps (Thermostatic)	1
Mixer Taps (Non-Thermostatic)	1
Water Outlets	
Domestic Hot Water Outlets	4
Domestic Cold Water Outlets	3
Drinking Water Outlets	1
Miscellaneous	
Beverage Boilers	1

Thermometer Used to Complete RA

Thermometer SMSE Asset ID No.	SMSE16337
Date Last Calibrated	14 Aug 2025
Is there a sticker indicating the next calibration date on the thermometer?	Yes
Next calibration due on	14 Feb 2026
Unique ID of the Timing Device during the assessment?	SMSE16337

Temperatures - 1

Outlet Location	Mixed?	Cold Temp	Hot Temp	Mix Temp	MCWS/ CWST Fed	Sentinel Outlet?	Spray Tap? Flexi Hose	Compliant?
Kitchen	No	9.1	57.9	-	MCWS	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

Closed Water Systems

Heating System?	Yes - Central domestic heating system (Cat 3)

These system listed above are all closed systems and therefore 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.

Notes on Water Connections to Outside Services

1. Hose Unions/Bib Taps in Houses or Gardens or Similar Installations – Fluid Category 3: The minimum level of protection required for a HU tap in a house garden is a Double Check Valve. HU taps incorporating two check valves cartridges (now described as HUK1) are no longer acceptable for new exterior installations. This design is prone to frost damage so the regulations now require a Double Check Valve to be provided upstream of the HU tap inside the thermal envelope of the building (where applicable) and protected from freezing;

2. WRAS categorise all non-domestic hose union taps as fluid category 5: The categorisation of non-domestic hose union taps as a fitting that require fluid 5 protection is a recognition that in some non-domestic situations the fluids at risk of being present will be more serious health hazard. Water suppliers do however adopt a risk-based approach to their enforcement of the Water Supply (Water Fittings) Regulations/Byelaws and where a risk assessment indicates that the risks associated with an individual hose union tap are less than fluid category 5 they will accept alternative approaches.

3. The Regulations/byelaws do not define “commercial” or “domestic”. “Domestic” may refer to the type of premises or the use. The term “house” does include a flat and bungalow. Generally, “domestic” means as used in a house. R15.20 states “house garden” includes recreational areas excluding agricultural and horticultural use. Consequently, most water companies (Check with Guernsey Water) consider a hose union tap in a non-house garden situation to be Fluid Category 3 if a hand held hose is to be used - with self-closing nozzle – for uses similar to those used in a house garden – e.g. above ground watering;

4. Where a hose union tap on an allotment garden is used in accordance with the following conditions, it can be considered as being of no greater risk than the equivalent tap in a domestic garden. That is to say that would be categorised as a fluid category 3 risk. If these conditions are not met or do not apply a risk assessment will be required and may result in a higher level of backflow protection due to the increased risk.

a. Hoses will be hand-held in use, with “fail-safe” means of flow shut-off (i.e. self-closing trigger mechanism) or, if connected to irrigation systems, will have fixed sprinkler heads or outlets not less than 150 mm above ground and will not use additives (fertilisers, pesticides).

b. Hoses are permitted to be used with hand-held sprays containing readily available domestic fertilisers (but NOT insecticides or herbicides etc.);

c. Seep hoses in direct contact or less than 150mm above the soil are considered to be a fluid category four backflow risk and must not be connected to a mains-fed hose union tap equipped only with a double check valve. These may be permitted when used with a type DB pipe interrupter (Refer to G15.23 of the Defra Guidance for further information) or other fluid category 4 protection device.

d. Garden chemicals: where the formulation and concentration of chemicals used by allotment holders are the same as those available for purchase and use in domestic gardens.

e. The use of animal wastes (farmyard manure etc.) is possibly greater on allotments than in domestic gardens, but these materials are used on soils in domestic gardens and the risks from their presence are similar.

f. Presence of drains etc. into which hoses could be immersed is considered to be no more likely than in domestic gardens.

5. Any Hose Unions that are used in a non-domestic setting will typically be deemed a fluid category 5 and require appropriate backflow protection.

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
Is there any other form of sampling being carried out on site?	No
Is there a need to implement any additional sampling?	No
Justification For Proposed Sampling Regime / Amendments	No sampling required due to low transmission risk and site been regularly monitored. The account manger and client should regularly review the program to determine any additional outlets that maybe required for sampling for example; issues raised from non compliances during PPM works or resampling of failed samples.
Have You Detailed This Sampling In The Written Scheme Of Control?	NA

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 (2-yearly or when there is a reason to suspect it is no longer valid.)	
Responsibility Allocation	Landlord
Current Legionella risk assessment review frequency	As per Believe Housing policy
Is the current risk assessment review period considered as being adequate for this building/system?	Yes
What is the recommended risk based review frequency (if different from the current review period)?	-
The recommendation is being made to alter the current risk assessment review period due to the following factors	-
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 Allocation	Landlord
Current Frequency	Unable To Confirm
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	Annually
Check the training and competence of all individuals who have responsibility for undertaking tasks and delivering the written scheme.	
Responsibility Allocation	Landlord's
Current Frequency	Unable To Confirm
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	Annually
Calorifier: Inspect calorifier internally by removing the inspection hatch or using a borescope and clean by draining the vessel. The frequency of inspection and cleaning should be subject to the findings and increased or decreased based on conditions recorded. (Annually, or as indicated by the rate of fouling)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-

Calorifier: Where there is no inspection hatch, purge any debris in the base of the calorifier to a suitable drain Collect the initial flush from the base of hot water heaters to inspect clarity, quantity of debris, and temperature (Annually, but may be increased as indicated by the risk assessment or result of inspection findings)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Calorifier: Check calorifier flow temperatures (thermostat settings should modulate as close to 60 °C as practicable without going below 60 °C) Check calorifier return temperatures (not below 50 °C). (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
For non-circulating systems: take temperatures at sentinel points (nearest outlet, furthest outlet and long branches to outlets) to confirm they are at a minimum of 50 °C within one minute (55 °C in healthcare premises) Monthly	
Responsibility Allocation	Landlord
Current Frequency	Monthly
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Hot water services: For circulating systems: take temperatures at return legs of principal loops (sentinel points) to confirm they are at a minimum of 50 °C. Temperature measurements may be taken on the surface of metallic pipework (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Hot water services: All HWS systems: take temperatures at a representative selection of other points (intermediate outlets of single pipe systems and tertiary loops in circulating systems) to confirm they are at a minimum of 50 °C to create a temperature profile of the whole system over a defined time period (Representative selection of other sentinel outlets considered on a rotational basis to ensure the whole system is reaching satisfactory temperatures for legionella control)	
Responsibility Allocation	Landlord
Current Frequency	Monthly
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
POU water heaters (no greater than 15 litres): Check water temperatures to confirm the heater operates at 50–60 °C or check the installation has a high turnover (Monthly–six monthly, or as indicated by the risk assessment)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Combination water heaters: Inspect the integral cold-water header tanks as part of the cold-water storage tank inspection regime, clean and disinfect as necessary. If evidence shows that the unit regularly overflows hot water into the integral cold-water header tank, instigate a temperature monitoring regime to determine the frequency and take precautionary measures as determined by the findings of this monitoring regime. (Annually)	

Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Combination water heaters: Check water temperatures at an outlet to confirm the heater operates at 50–60 °C. (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Cold water services: Inspect cold water storage tanks and carry out remedial work, including disinfection, where necessary (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Cold water services: Check the tank water temperature remote from the ball valve and the incoming mains temperature. Record the maximum temperatures of the stored and supply water recorded by fixed maximum/minimum thermometers where fitted. (Annually - Summer) or as indicated by the temperature profiling)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Cold water services: Check temperatures at sentinel taps (typically those nearest to and furthest from the cold tank, but may also include other key locations on long branches to zones or floor levels). These outlets should be below 20 °C within two minutes of running the cold tap. To identify any local heat gain, which might not be apparent after one minute, observe the thermometer reading during flushing (Monthly)	
Responsibility Allocation	Landlord
Current Frequency	Monthly
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Cold water services: Take temperatures at a representative selection of other points to confirm they are below 20 °C to create a temperature profile of the whole system over a defined time period. Peak temperatures or any temperatures that are slow to fall should be an indicator of a localised problem. (Representative selection of other sentinel outlets considered on a rotational basis to ensure the whole system is reaching satisfactory temperatures for legionella control)	
Responsibility Allocation	Landlord
Current Frequency	Monthly
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Cold water services: Check thermal insulation to ensure it is intact and consider weatherproofing where components are exposed to the outdoor environment (Annually)	
Responsibility Allocation	-
Current Frequency	-

Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
All Domestic hot and cold water services: Check all hot and cold water outlets for scale and biofilm build-up and if found to be contaminated clean, descale and disinfect.	
Responsibility Allocation	Landlord
Current Frequency	Unable To Confirm
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	Quarterly
All Domestic hot and cold water services: If flow straighteners or tap inserts are fitted to any water outlet, these should be removed and cleaned descaled and disinfected or replaced as necessary.	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Showers and spray taps: Dismantle, clean and descale removable parts, heads, inserts and hoses where fitted (Quarterly or as indicated by the rate of fouling or other risk factors.)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Thermometer: Uniquely identify instrument and calibration check against ice-point and boiling point standards in line with a written procedure (6-monthly)	
Responsibility Allocation	Landlord
Current Frequency	Annually
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
POU filters: Record the service start date and lifespan or end date and replace filters as recommended by the manufacturer (0.2 µm membrane POU filters should be used primarily as a temporary control measure while a permanent safe engineering solution is developed, although long-term use of such filters may be needed in some healthcare situations). (According to manufacturer's guidelines)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Chilled Water Dispenser: Change Carbon Filter and disinfect entire unit including supply pipework. (6-Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Base Exchange Softener: Visually check the salt levels and top up salt, if required. Undertake a hardness check to confirm operation of the softener (Weekly)	

Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Base Exchange Softener: Service and Disinfect (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Infrequently used equipment within a water system (i.e not used for a period equal to or greater than seven days) should be included in the flushing regime. Flush the outlets until the temperature at the outlet stabilises and is comparable to supply water and purge to drain Regularly use the outlets to minimise the risk from microbial growth in the peripheral parts of the water system, sustain and log this procedure once started For high-risk populations, e.g. healthcare and care homes, more frequent flushing may be required as indicated by the risk assessment.	
Responsibility Allocation	Landlord
Current Frequency	Weekly
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
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. (Annually)	
Responsibility Allocation	Landlord
Current Frequency	Annually
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Expansion vessels: Where practical, flush through and purge to drain. Bladders should be changed according to the manufacturer's guidelines or as indicated by the risk assessment (6-Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Water Connections to Outside Services: Checking the existence of all water connections to outside services; kitchens, fire hydrants and chemical wash units. Any insulation should be checked to ensure that it remains intact. Any water outlets that are no longer used should be removed (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Legionella Sampling: Sample from systems identified in the risk assessment. (As detailed in the risk assessment)	
Responsibility Allocation	-

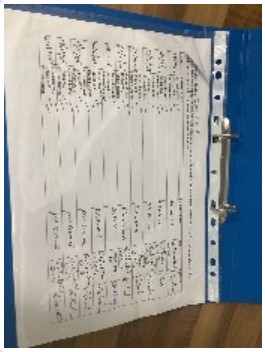
Current frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
TVC: Sample from system identified in the risk assessment. (As detailed in the risk assessment)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
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 Allocation	Landlord
Current Frequency	Unable To Confirm
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	Annually
Chlorine Dioxide Dosing – Check the system operation and chemical stocks in the reservoir. (Weekly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Chlorine Dioxide Dosing – Test the treated water for both chlorine dioxide and total oxidant/chlorite at an outlet close to the point of injection to verify the dosage rate and conversion yield. (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Chlorine Dioxide Dosing – Measure the concentration of chlorine dioxide at sentinel taps – the concentration should be at least 0.1 mg/l; and adjust the chlorine dioxide dosage to establish the required residual at the sentinel sample points. (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Chlorine Dioxide Dosing – Test the chlorine dioxide and total oxidant/chlorite concentration at a representative selection of outlets throughout the distribution system - the concentration should be at least 0.1 mg/l chlorine dioxide. (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-

Copper & Silver Ionisation – Check rate and release of copper and silver ions in the water supply. (Weekly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Copper & Silver Ionisation – Check copper and silver ion concentrations at sentinel outlets. (Monthly)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Copper & Silver Ionisation – Check the measurement of copper and silver ion concentrations at representative taps selected on a rotational basis each year. (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
Copper & Silver Ionisation – Check the condition and cleanliness of the electrodes and the pH of the water supply. (Annually)	
Responsibility Allocation	-
Current Frequency	-
Recommended frequency (where the action needs to be newly implemented, or where the current frequency has been appraised as insufficient)	-
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	Yes
ENSURE ALL SENTINEL OUTLETS ARE MARKED ON THE SCHEMATIC	

Images





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