

WATERGUARD

WATER SYSTEMS SURVEYS



Site Address:

Assessor's Information:

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Risk Ratings	4	3	2	1	0
Number of items that require attention - Legionella risks	0	1	3	0	18
Number of items that require attention - General risks	0	0	0	0	22

The above chart confirms the risk rating, by category, produced from the risk assessment at this property. The 'Landlord Corrective Actions' report lists the individual recommendations which are specific to reducing the potential for risk. Please read in conjunction with the risk rating guidance chart at the end of the report.

Description of the property and water systems:

The property is a 3 bedroom 2 storey semi detached house in a residential street, built around the 1930's. The water systems comprise of:-

- The mains water stop tap is located to front pavement and there is a further stop valve located under kitchen sink in corner
- Mains water system supplies cold water to the ground floor kitchen, outside bib tap and 1st floor bathroom.
- Hot water is via a gas fired combi boiler situated in the kitchen

Scope and 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
1st	Main bathroom	Bath mixer tap
1st	Main bathroom	Shower (Mixer)
1st	Main bathroom	Wash hand Basin (Mixer Tap)
1st	Main bathroom	WC
Ground	Kitchen	Gas Fired Combi Boiler
Ground	Kitchen	Sink mixer tap - Cold water temperature 9.5° ok - Hot water temperature 42° - increase stat and retest
Ground	Kitchen	Washing Machine
Ground	Outside Rear of building	Bib Tap

Assessment Photo's

Title: Bath mixer tap



Comments:

Outlet falls below spillover level of bath, ensure adequate backflow protection is fitted to pipework

LR: 1 GR: 1

Title: Showerhead



Comments:

Showerhead contaminated, clean monthly

LR: 3 GR: 0

Title: Showerhead



Comments:

Showerhead falls below spillover level of toilet, supply and fit retaining ring to create an air gap

LR: 1 GR: 4

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 ensured 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
22, Will the water heater reach 60°C for at least 1 hour daily? Answer: Temperature <55°C (42°C) when running. (Combi boiler) Recommendation: The thermostat setting should be adjusted as the water heater is operating below the correct temperature.	3	0
6, Are water heaters being correctly inspected annually? Answer: No - There are no records of water heater inspections Recommendation: 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.	2	0
8, Are showers clean and regularly used? Answer: No – There is no indication that showers are routinely cleaned. Recommendation: The tenant should be reminded that monthly (or as indicated by the rate of fouling) showers need to be cleaned and descaled including removable parts, heads, inserts and hoses where fitted.	2	0
10, Do all materials appear to be WRc compliant? Answer: No – Materials seen were unsatisfactory (see asset register). Recommendation: Water fittings and components should be used that comply with the Water Regulations Advisory Scheme (WRAS) approval scheme which lists products that have been tested and comply with BS 6920. Replace unsuitable items (see asset register).	2	0

Landlords Control Scheme

Gas Fired 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 Gas Fired Combi Boiler - Located Ground Kitchen

Combi boiler

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 Gas Fired Combi Boiler - Located Ground Kitchen

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 avoided to create 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 Rear of building

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 (Mixer) - Located 1st Main 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.