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and a few MINUTES
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Legionella Risk Assessment

Prepared by *Your Company Name*



Your Address

Your Town

County, Post Code

Email: youremail@yourdomain.com

Web: your.web.site

Tel: Your Phone Number

23 Newhaven Court, Nantwich, CW5 5GT



Overall Rating: 3 Star - 48% Compliant

| | |
|-------------------------|------------------------------------------|
| Building Address | 23 Newhaven Court Nantwich CW5 5GT |
| Client | Client 1 |
| Surveyed Date | 24th November 2017 by Surveyor 1 |

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About this Legionella Risk Assessment

This Legionella Risk Assessment report is to identify the risks in relation to legionella to help the control of legionella bacteria in water systems.

1 INTRODUCTION

This report provides a record of the Legionella Risk Assessment at: **23 Newhaven Court, Nantwich, CW5 5GT** for **Client 1**. It was surveyed by **Surveyor 1 of Your Company Name** on the **24th November 2017**.

The Client Client 1

Instruction This Legionella Risk Assessment was undertaken in accordance with an instruction received from Client 1, Client Company 1.

Responsible Person Landlord

Building Address 23 Newhaven Court, Nantwich, CW5 5GT

Inspector Surveyor 1 of Your Company Name

Survey Date 24th November 2017

Purpose of the Legionella Risk Assessment The purpose of the inspection is aimed at dutyholders, including employers, those in control of premises and those with health and safety responsibilities for others, to help them comply with their legal duties in relation to legionella. These include identifying and assessing sources of risk, preparing a scheme to prevent or control risk, implementing, managing and monitoring precautions, keeping records of precautions and appointing a manager to be responsible for others.

Specifically to assist the client in:

- Ensuring a safer environment for customers and staff.
- Minimising the risk of Legionella Pneumophila in the workplace and thus complying with the Approved Code of Practice & Guidance, L8 and relevant sections of the Health and Safety at Work Act, 1974 and the Control of Substances Hazardous to Health Regulations, 1999
- Demonstrating due diligence in the event of a legionnaire's disease outbreak.

Prioritisation of Actions To assist in the development of a strategy and action plan for addressing recommendations in this risk assessment report, a priority rating is given to each set of actions. The following is an explanation of each rating:

- **Urgent:** Immediate action required to prevent risk to the health and safety of relevant persons.
- **Essential:** Planned action to improve safety within the premises.
- **Desirable:** Features that comply with current regulations but which the responsible person may consider upgrading.

2 ASSESSMENT OVERVIEW

SURVEY DETAILS

Survey Description

A comprehensive survey of the visible parts of the building.
The building is generally in good condition, but there are various aspects that need attending to.

ASSESSMENT DATES

Current Inspection

24th November 2017

Review

Monthly

BUILDING DETAILS

Building Type

Commercial Industrial unit

Building Construction

Concrete Frame

Building Date

2007

Susceptible Occupants



Yes

3 RECOMMENDED ACTIONS


The following is a summary of the recommended actions to rectify the defects noted within the scope of the inspection.


| Risk Category | Actions | Compliance | Priority |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------|
| Sprinklers All Floors <i>COMMERCIAL ITEMS</i> | * All fire sprinkler systems should be maintained on a regular basis to ensure they are working effectively and safely to industry standards | Failed | Urgent 2019-03-11 |
| Eye Wash Sprays Whole Building <i>COMMERCIAL ITEMS</i> | * Ensure eyewash spays are flushed through and purged to drain every six months or more frequently if recommended by manufacturers * Place eye wash sprays in areas where there is a risk of eye contamination | Failed | Essential 2017-11-19 |
| Cold Water Storage Basement > Utility <i>GENERAL ITEMS</i> | * Ensure the tank lid is present and well fitting * Check the tank water temperature remote from the ball | Failed | Urgent 2017-11-24 |
| Hot Water Storage Basement > Utility <i>GENERAL ITEMS</i> | * Take measures to ensure temperature is above 50 degrees Celsius | Borderline | Urgent 2017-11-24 |

4 COMMERCIAL ITEMS


| Eye Wash Sprays | | <i>Whole Building</i> | Failed | 4.1 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------|------------|
| Any type | | | | |
| <p>Actions</p> <p>* Ensure eyewash spays are flushed through and purged to drain every six months or more frequently if recommended by manufacturers</p> <p>* Place eye wash sprays in areas where there is a risk of eye contamination</p> <p><i>Essential</i> by 2017-11-19</p> | <p>Compliances</p> <p>- None</p> <p>Non Compliances</p> <p>- Eyewash spays are NOT flushed through and purged to drain every six months or more frequently if recommended by manufacturers</p> <p>- Eye wash are NOT located at a central focal point in areas with high risk of eye injuries</p> <p>- Eye wash sprays are NOT protected from dust</p> | <p>(Fig 3)</p>  | | |
| <i>Here are some supplementary comments about the item.</i> | | | | |
| Sprinklers | | <i>All Floors</i> | Failed | 4.2 |
| Wet Pipe | | | | |
| <p>Actions</p> <p>* All fire sprinkler systems should be maintained on a regular basis to ensure they are working effectively and safely to industry standards</p> <p><i>Urgent</i> by 2019-03-11</p> | <p>Compliances</p> <p>- None</p> <p>Non Compliances</p> <p>- Sprinkler systems are NOT maintained on a regular basis to ensure they are working effectively and safely to industry standards</p> | <p>(Fig 5)</p>  | | |
| <i>Here are some supplementary comments about the item.</i> | | | | |

5 GENERAL ITEMS

| Cold Water Storage | | <i>Basement > Utility</i> | Failed | 5.1 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------|------------|
| Non-insulated plastic tank | | | | |
| Actions * Ensure the tank lid is present and well fitting * Check the tank water temperature remote from the ball <i>Urgent by 2017-11-24</i> | Compliances - None Non Compliances - Visible debris - Tank uninsulated | (Fig 1)  | | |
| <i>Here are some supplementary comments about the item.</i> | | | | |

| Hot Water Storage | | <i>Basement > Utility</i> | Borderline | 5.2 |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------|------------|
| Elson tank 110 litres | | | | |
| Actions * Take measures to ensure temperature is above 50 degrees Celsius <i>Urgent by 2017-11-24</i> | Compliances - No lime scale deposits Non Compliances - Visible corrosion | (Fig 4)  | | |
| <i>Here are some supplementary comments about the item.</i> | | | | |

6 EXCLUDED AREAS

| Location | Reason | Photo |
|----------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Basement > All Rooms | Locked door <i>Here are some supplementary comments about the item.</i> | (Fig 2)  |

PS Sample

7 SCOPE OF WORKS & EXCLUSIONS

The following limitations apply to the conduct of the inspection:

- This assessment is only valid for the plant listed. All other plant known or otherwise to Your Company Name has not been assessed.
- It is neither practical nor possible to assess all materials used in construction of complex multi-component systems such as those covered by this document. Therefore it should be noted that not all materials can or have been assessed for their suitability of use.
- Whilst all efforts have been made to identify any potential dead legs associated with the systems assessed the complex nature of pipework installations within buildings prevents this from being a fully complete and accurate list.
- Your Company Name cannot be accountable for any information or data not reasonably accessible and made so by the client.
- The scope of works dose not comprise any of the following unless specifically requested schematics, asset register, plant lists, written schemes for preventing risk.
 - Vending machines (unless disused and creating dead legs).
 - Steam humidifiers/boilers.
 - Fire hose or sprinkler systems.
 - Closed water circuits - heating and chilled water system/s.
 - Cooling towers/Condenser water pipework.

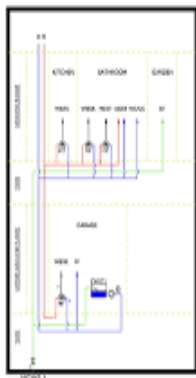
8 DECLARATION

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

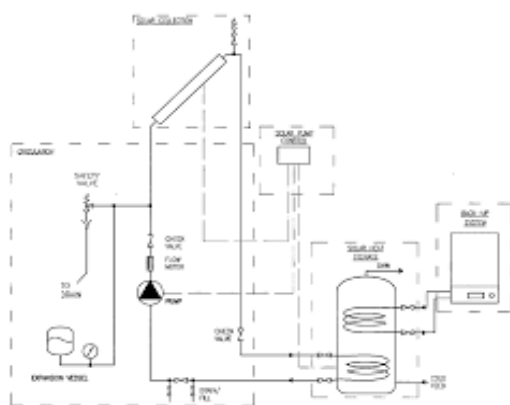
| | |
|--------------------|---------------------------------------------------------|
| Surveyed By | Surveyor 1 |
| Signature | <i>The is on Signature</i> For Your Company Name |
| Date | 24th November 2017 |
| Checked By | Surveyor 2 |
| Signature | Surveyor 2 For Your Company Name |
| Date | 26th November 2017 |

PS Sample

APPENDIX: SCHEMATICS



| NO. | DESCRIPTION |
|-----|---------------------|
| 1 | 13A SWITCHED SOCKET |
| 2 | 13A SWITCHED SOCKET |
| 3 | 13A SWITCHED SOCKET |
| 4 | 13A SWITCHED SOCKET |
| 5 | 13A SWITCHED SOCKET |
| 6 | 13A SWITCHED SOCKET |
| 7 | 13A SWITCHED SOCKET |
| 8 | 13A SWITCHED SOCKET |
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| 43 | 13A SWITCHED SOCKET |
| 44 | 13A SWITCHED SOCKET |
| 45 | 13A SWITCHED SOCKET |
| 46 | 13A SWITCHED SOCKET |
| 47 | 13A SWITCHED SOCKET |
| 48 | 13A SWITCHED SOCKET |
| 49 | 13A SWITCHED SOCKET |
| 50 | 13A SWITCHED SOCKET |



PS Sample

APPENDIX: PHOTOGRAPHS

[Fig 1](#)



[Fig 2](#)



[Fig 3](#)



[Fig 4](#)



[Fig 5](#)

