



Legionella Risk Assessment

4

Birtley House, Birtley House Group Ltd

Undertaken at

**Birtley House
Nursing Home
Bramley
Surrey
GU5 OLB**

Care of

Hunter FM



Report Compiled By

Elliott Linnane

4site Consulting Limited

Report reference No: WHRA12695/0020/290318/6

Site Visit Date: 29/03/2018

Review Due Date: 29/03/2020

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1.0 Introduction

1.1 Legionella Risk Assessment

4site Consulting Limited has been instructed to undertake a legionella risk assessment of the water systems found at Birtley House Nursing Home Bramley Surrey GU5 0LB by Elliott Linnane on behalf of Hunter FM.

This legionella risk assessment addresses the requirements of the Approved Code of Practice & Guidance for the Control of Legionella Bacteria in Water Systems (L8) 2013, which includes recommendations for required remedial actions, ongoing monitoring and control measures. It also identifies and assesses the risk of exposure to legionella bacteria from work activities and water systems on the premises and any necessary precautionary measures to be undertaken. Other references taken into account when undertaking this risk assessment are listed in section 4 of this report.

The assessment includes;

- identification and evaluation of potential sources of risk by exposure from;
 - water systems incorporating a cooling tower,
 - water systems incorporating an evaporative condenser,
 - hot and cold water systems
 - other plant and systems containing water which is likely to exceed 20 Deg C and may release an aerosol.
- management responsibility structure, training and competence;
- the particular means by which exposure to legionella bacteria is to be prevented;
- if prevention is not reasonably practicable, the particular means by which the risk from exposure to legionella bacteria is to be controlled;
- record keeping.

Risk from acquiring Legionellosis is created from a number of factors;

- the presence of legionella bacteria;
- conditions suitable for multiplication of organisms
 - suitable temperature (20 Deg C - 45 Deg C)
 - source of nutrients, sludge, scale, rust algae and other organic matter
- a means of creating and disseminating breathable droplets, e.g. aerosol created by a cooling tower, shower;
- susceptible population, e.g. elderly, low immune systems, healthcare.

The assessment needs to be reviewed regularly and, in any case, whenever there is reason to believe that the original assessment may no longer be valid;

- Changes in the water system or its use;
- Changes to the use of the building in which the water system is installed;
- The availability of new information about risks or control measures;
- The results of checks indicating that the control measures are no longer effective
- A case of Legionnaires disease / Legionellosis is associated with the system.

Elliott Linnane undertook this assessment on 29/03/2018. The observations and recommendations made within this assessment are based on the information and accesses provided and are only pertinent to the conditions at the time of the assessment. No guarantee can be given that any subsequent visit by inspectors with statutory powers will not result in other breaches of legislation being found. Whilst every care is taken to interpret the current Acts, Regulations and Approved Code of Practices & Guidance, these can only be authoritatively interpreted by Courts of Law.

1.2 Property Information

Site Address	Client	
Birtley House Nursing Home Bramley Surrey GU5 OLB	Birtley House, Birtley House Group Ltd	
	Type of Business	
	Health care	
	Management	
	Hunter FM	
Responsible Person/Body	Contact	
Hunter FM	Sue & Shannon	
Contact Number (if available)	03333 444 665-03333 444 665	
Local Authority	Areas Inspected	
Waverley BC	Internal Water Services	
Type of Property	Areas Excluded	
Residential Care Facility	N/A	
Tenants & Vacant Areas	Location	Water Facilities in Tenants Demise
Tenants & Vacant Areas	N/A	N/A
Property Summary		
Roof Access	Secured, 2nd floor main hiuse	
Car Park Facilities	Allocated parking areas	
Manned Reception	N/A	
Approx No. of Employees	Approx. 100 (35 on shift at any one time)	
Approximate year of construction	Unknown	
Water Features	N/A	
Property Usage	Residential care facility	
Total No. of Exits	12	
Buildings Drawings	N/A	
Total No. of Floors (including basement)	4, Base - 2nd floor	
Approx Size (Sq ft or Units)	45 bedrooms	
External Areas (if to be included)	Access and egress routes, Grounds, parking areas	
Access Restrictions	N/A	
Total No. of Stairways	6	
Total No. of Lifts	3	

1.2 Property Information (Cont.)

Description of Water Services

Birtley House located in Bramley, Surrey.

Birtley House is separated into 3 sections -Main Building, Annex and Mews, containing a total of 45 rooms and 8 flats.

The property water mains comes through the main building plant room and then supplies all mains cold water services, and 2 x 3640 litre CWS tanks which are located on the roof.

The tanks then feed the main building cold water services and 3 x low pressure hot water (LPHWS) calorifiers. The mains also feeds a cold water storage tank located in the annex loft above Room 26 which then feeds the annex cold water services.

The Mews is supplied via a Potable Cold water storage tank located in the ground floor tank room and is boosted.

The hot water service for both the main building and annex is being supplied via 3 x 700 litre LPHWS in the ground floor main building plant room.

The Mews hot water service is being supplied via 2 x LPHWS on the ground floor Mews plant room.

At the time of the assessment all temperatures were within required parameters.

1.2 Property Information (Cont.)

Plant Item	Item No.	Location	Size	Supplies
Bed Pan Wash01	1	Ground, Annex, Sluice1 op Bathroom	N/A	
Bed Pan Wash02	2	1st Flr, Annex, Sluice2	N/A	
Bib Tap	3	Ground, Annex, Outside	N/A	
Bib Tap	4	Ground, Main Building, Outside	N/A	
Bib Tap	5	Ground, Garden	N/A	
Bib Tap	6	Ground, Garden	N/A	
Bib Tap	7	Ground, Garden	N/A	
Bib Tap	8	Ground, Garden	N/A	
Bib Tap	9	Ground, Main Building, Laundry Rm2	N/A	
Booster Pump01	10	Ground, Mews, Tank Rm	Lowara	
Booster Pump02	11	Ground, Mews, Tank Rm	Lowara	
Chilled Water Dispenser01	12	Ground, Main Building, Staff Rm	Selector	
Chilled Water Dispenser02	13	Ground, Annex, Hall by 39	Aquarius	
Circulation Pump01	14	Ground, Main Building, Plant Rm	Grundfos UPS 25-55 B 180	
Circulation Pump02	15	Ground, Mews, Plant Rm	Unknown	
CWST01	16	Roof, Main Building	1300mm x 1400mm x 2000mm 3640 liter	main building cws
CWST02	17	Roof, Main Building	1300mm x 1400mm x 2000mm 3640 litre	main building cws
CWST03	18	Loft, Annex, Hall outside 26	600mm x 800mm 301 liter	annex cws
CWST04	19	Ground, Mews, Tank Rm	1700mm x 1300mm x 1000mm 2210 liter	mews cws
Deadleg01	20	Ground, Main Building, Plant Rm	15mm copper 100mm legnth	
Dish Washer01	21	Ground, Main Building, Kitchen Wash Rm	N/A	
Dosing Pot01	22	Ground, Main Building, Plant Rm	Boss	
Expansion Vessel01	23	Ground, Mews, Tank Rm	24 liter (global water solution)	
Expansion Vessel02	24	Ground, Mews, Plant Rm	Unknown	
Expansion Vessel03	25	Ground, Mews, Plant Rm	Unknown	
Expansion Vessel04	26	Ground, Mews, Plant Rm	Unknown	
Expansion Vessel05	27	Ground, Mews, Plant Rm	Unknown	
HWS (HWS sentinel)	28	1st Flr, Annex, Ladies WC	N/A	
HWS (HWS sentinel)	29	Ground, Main Building, Laundry Rm2	N/A	

HWS (HWS sentinel)	30	Ground, Annex, Ladies WC	N/A	
HWS (HWS)	31	Ground, Main Building, WC2 by Office	N/A	
HWS (HWS)	32	Ground, Main Building, WC1 by Office	N/A	
HWS (HWS)	33	Ground, Main Building, Male WC (Adj Staff Rm)	N/A	
HWS (HWS)	34	Ground, Main Building, Tray Rm	N/A	
HWS (HWS)	35	Ground, Main Building, Kitchen Wash Rm	N/A	
HWS (HWS)	36	Ground, Main Building, Prep Kitchen	N/A	
HWS (HWS)	37	Ground, Main Building, Main Kitchen	N/A	
HWS (HWS)	38	1st Flr, Main Building, Bathroom (by shower rm)	N/A	
HWS (HWS)	39	Ground, Annex, Storage Rm by 42	N/A	
HWS (HWS)	40	Ground, Main Building, Chief WC	N/A	
HWS (HWS)	41	Ground, Annex, Bathroom by 38	N/A	
HWS (HWS)	42	1st Flr, Main Building, Ladies WC (Adj 11)	N/A	
HWS (HWS)	43	1st Flr, Annex, Cinical Rm	N/A	
HWS (mixer sentinel)	44	2nd Flr, Main Building, Hall (by Lakeview)	N/A	
HWS (mixer)	45	1st Flr, Annex, Bathroom (Adj 21)	N/A	
HWS (mixer)	46	1st Flr, Main Building, Shower Rm	N/A	
HWS (mixer)	47	WC (adj Plant Rm)	N/A	
HWS (sink)	48	Ground, Main Building, Staff Rm	N/A	
HWS (sink)	49	Ground, Main Building, Prep Kitchen	N/A	
HWS (sink)	50	Ground, Main Building, Prep Kitchen	N/A	
HWS (sink)	51	Ground, Annex, Pantry	N/A	
HWS (sink)	52	Ground, Main Building, Main Kitchen	N/A	
HWS (sink)	53	Ground, Main Building, Main Kitchen	N/A	
HWS (sink)	54	Ground, Main Building, Kitchen Wash Rm	N/A	
HWS (sink)	55	Ground, Annex, Sluice1 op Bathroom	N/A	
HWS (sink)	56	1st Flr, Annex, Sluice2	N/A	
HWS (sink)	57	1st Flr, Main Building, Kitchenette (by 16)	N/A	
Hydroboiler01	58	Ground, Main Building, Tray Rm	Lincat	
Hydroboiler02	59	Ground, Main Building, Staff Rm	Lincat	
Ice Machine	60	Ground, Main Building, Kitchen Wash Rm	N/A	
Industrial Washing Machine01	61	Ground, Main Building, Laundry Rm	N/A	

Industrial Machine02	Washing	62	Ground, Main Building, Laundry Rm	N/A	
LPHWS01		63	Ground, Main Building, Plant Rm	1600mm x 800mm 700 liters	HWS
LPHWS02		64	Ground, Main Building, Plant Rm	1600mm x 800mm 700 liters	HWS
LPHWS03		65	Ground, Main Building, Plant Rm	1600mm x 800mm 700 liters	HWS
LPHWS04		66	Ground, Mews, Plant Rm	400 liter	mews
LPHWS05		67	Ground, Mews, Plant Rm	400 liter	mews
Mains01		68	Ground, Main Building, Plant Rm	54mm mdpe to 22mm copper	MCWS and CWST
Manual Shower		69	1st Flr, Annex, Hair Salon	N/A	
Manual Shower		70	1st Flr, Main Building, Shower Rm	N/A	
Manual Shower		71	1st Flr, Main Building, Bathroom (by shower rm)	N/A	
MCWS (HWB)		72	Ground, Main Building, WC1 by Office	N/A	
MCWS (HWB)		73	Ground, Main Building, WC2 by Office	N/A	
MCWS (HWB)		74	Ground, Main Building, Tray Rm	N/A	
MCWS (HWB)		75	Ground, Main Building, Kitchen Wash Rm	N/A	
MCWS (HWB)		76	Ground, Main Building, Main Kitchen	N/A	
MCWS (HWB)		77	Ground, Main Building, Prep Kitchen	N/A	
MCWS (mixer sentinel)		78	2nd Flr, Main Building, Hall (by Lakeview)	N/A	
MCWS (sink sentinel)		79	Ground, Main Building, Prep Kitchen	N/A	
MCWS (sink)		80	Ground, Main Building, Prep Kitchen	N/A	
MCWS (sink)		81	Ground, Annex, Pantry	N/A	
MCWS (sink)		82	Ground, Main Building, Main Kitchen	N/A	
MCWS (sink)		83	Ground, Main Building, Main Kitchen	N/A	
MCWS (sink)		84	Ground, Main Building, Kitchen Wash Rm	N/A	
MCWS (sink)		85	Ground, Main Building, Staff Rm	N/A	
MCWS (sink)		86	1st Flr, Main Building, Kitchenette (by 16)	N/A	
Otex Validated Disinfection	Ozone	87	Ground, Main Building, Laundry Rm2	N/A	
Pot Wash (Shower)		88	Ground, Main Building, Kitchen Wash Rm	N/A	
Pressurisation Unit		89	Ground, Main Building, Plant Rm	Mikrofill EFD	
Self Cleaning Oven		90	Ground, Main Building, Main Kitchen	Rational 5 Senses	
Self Cleaning Oven		91	Ground, Main Building, Main Kitchen	Rational 5 senses	

Small Industrial Washing Machine	92	Ground, Main Building, Laundry Rm2	N/A	
Spa Bath with Shower	93	Ground, Annex, Bathroom by 38	N/A	
Spa Bath with shower	94	1st Flr, Main Building, Bathroom (by shower rm)	N/A	
Spa Bath with Shower	95	1st Flr, Annex, Bathroom (Adj 21)	N/A	
TCWS (HWB sentinel)	96	1st Flr, Annex, Ladies WC	N/A	
TCWS (HWB sentinel)	97	1st Flr, Main Building, Ladies WC (Adj 11)	N/A	
TCWS (HWB sentinel)	98	Ground, Main Building, Laundry Rm2	N/A	
TCWS (HWB sentinel)	99	Ground, Annex, Ladies WC	N/A	
TCWS (HWB)	100	Ground, Main Building, Male WC (Adj Staff Rm)	N/A	
TCWS (HWB)	101	Ground, Annex, Bathroom by 38	N/A	
TCWS (HWB)	102	Ground, Main Building, Chief WC	N/A	
TCWS (HWB)	103	Ground, Annex, Storage Rm by 42	N/A	
TCWS (HWB)	104	1st Flr, Main Building, Bathroom (by shower rm)	N/A	
TCWS (HWB)	105	1st Flr, Annex, Cinical Rm	N/A	
TCWS (mixer)	106	1st Flr, Annex, Bathroom (Adj 21)	N/A	
TCWS (mixer)	107	1st Flr, Main Building, Shower Rm	N/A	
TCWS (mixer)	108	WC (adj Plant Rm)	N/A	
TCWS (sink)	109	Ground, Annex, Sluice1 op Bathroom	N/A	
TCWS (sink)	110	1st Flr, Annex, Sluice2	N/A	
TMV	111	1st Flr, Annex, Sluice2	copper hot: 15mm, cold: 15mm, blended: 15mm	
TMV	112	1st Flr, Annex, Hair Salon	copper hot: 15mm, cold: 15mm, blended: 15mm	
TMV	113	Ground, Annex, Storage Rm by 42	copper hot: 15mm, cold: 15mm, blended: 15mm	HWB
TMV	114	Ground, Annex, Bathroom by 38	copper hot: 15mm, cold: 15mm, blended: 15mm	
TMV	115	Ground, Main Building, Kitchen Wash Rm	copper hot: 15mm, cold: 15mm, blended: 15mm	HWB

TMV	116	Ground, Main Building, Main Kitchen	copper hot: 15mm, cold: 15mm, blended: 15mm	HWB
TMV (possible no access)	117	Ground, Main Building, WC1 by Office	Unknown	
TMV (possible no access)	118	Ground, Main Building, WC2 by Office	Unknown	
Water Softner	119	Ground, Main Building, Laundry Rm2	N/A	

Water Samples				
UKAS Laboratory Used	Type	Quantity	Sample Date	Date to Lab
None Taken	Legionella			
None Taken	TVC			

2.0 Report Summary

On 29/03/2018 4Site Consulting Limited on behalf of Hunter FM carried out a Legionella Risk Assessment and have detailed any risks and legal non compliances in Section 3.0 of this report. Recommendations to reduce, remove and resolve any risks and legal non compliances are included.

Assessment Results

Compliance Issue	Legal Compliance		Hazards		
	Non-Compliant	Compliant	1	2	3
Water Hygiene	1	5	0	0	4

2.1 Compliance Categories

Compliance Categories	Action Required
Non-Compliances	Non-compliances require immediate action.
Compliances	Items which are currently in compliance with legislative requirements, requiring no action at this time.

2.2 Hazard Categories

Hazard Categories	Action Required
Priority One	Immediate action required to reduce imminent risk to health, safety and welfare of employees and/or others or action required to ensure compliance with statutory requirements
Priority Two	Action required within 1 to 3 Months to reduce serious risks which do not present imminent danger
Priority Three	Action required within 3 to 6 Months minimising risks to the health, safety and welfare of employees and/or others.

3.0 Action Plan

The action plan is designed to enable you to prioritise allocation of time and resources when scheduling the remedial actions required. It also highlights areas where legal compliance has been achieved.

The plan is divided into six sections:

3.1 Legal Non-Compliances

3.2 Legal Compliances Achieved

3.3 Risk & Priority Rating Process

3.4 Priority 1 – Legionella Risks

3.5 Priority 2 - Legionella Risks

3.6 Priority 3 - Legionella Risks

To use the action plan effectively, a competent person should be nominated who will maintain overall responsibility for implementation of each action. The responsible person must date and sign against each action upon completion.

An independent review of this risk assessment should be undertaken regularly (normally annually) to keep it up to date.

Regular reviews will ensure that:

- The details of the assessment remain valid.
- Any material change to the property is accounted for.
- The property remains compliant

3.1 Action Plan - Legionella - Legal Non Compliance

3.1 Legal Non Compliances - Immediate Action Required			
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Ref No	WR1.4
		Assessor	Elliott Linnane
		Date	29/03/2018
		Responsible Person/Body	Hunter FM

Requirement

Maintenance Procedures for Checking and Inspecting the System

Relevant Legislation

Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.

Assessment Observations

The current maintenance / inspection procedures/entries detailed in the log book are not adequate due to inconsistency of inspections/records etc.

Action Required/Recommendations

Ensure records/inspections are kept up to date and regularly review procedures. These are to include:

Recording sentinel temperatures monthly plus 10% outlets (this would ensure that every outlet is checked at least once a year)

Recording of plant operation & checking monthly, Bi annually and annually (calorifiers are currently being recorded daily)

Inspection records including results & actions Bi annually and annually

Record of Weekly Flushing (vacant rooms and little used outlets)

Record of cleaning & disinfection including chlorination levels etc.

Action Carried Out By:

Date:

Action Taken:

3.2 Action Plan – Legionella - Legal Compliance

3.2 Legal Compliance Achieved – No Action Required			
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Type	Legal Compliances
		Date	29/03/2018
		Assessor	Elliott Linnane
		Responsible Person/Body	Hunter FM
Ref No.	Requirement	Legislation	Observation
WR1.1	Description of water system	Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.	A brief description of the water system is contained within this report and is duplicated and should be inserted into the site water hygiene and treatment log book.
WR1.2	Schematic of Water System	Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.	The existing schematic of the water system is adequate and is located in the site water hygiene and treatment log book.
WR1.3	Written Details for Controlling the Risk (Log Book)	Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.	The current written details (Log Book) are adequate
WR1.5	Managerial Responsibility Structure	Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.	The current management structure is adequate.
WR1.6	Training & Training Records	Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.	The responsible person/property manager has received adequate legionella awareness training and suitable training records are available for inspection

3.3 Risk & Priority Rating Process

The primary objective of the legionella risk survey is to minimise the risk of exposure to water borne pathogens for persons coming into contact with the water services on the site.

Hazard	Is something which potentially can cause harm.
Risk	Is the <u>likelihood</u> of injury arising from the hazard.
Risk Rating	Is the <u>severity</u> of the harm the hazard can cause multiplied by the likelihood that the hazard will be realised.

The formula therefore is ***Risk Rating = Severity x Likelihood***.

(The likelihood may also be referred to as the frequency, i.e. how often are people exposed to the potential hazard)

Each assessment produces a numerical overall risk rating which can then be applied to categorising risks into order of priority for required action.

Severity	
4	Single or multiple death
3	Major injury (as defined by RIDDOR)
2	Minor injury (more than 7 days off work)
1	Trivial injury (less than 7 days off work)

Likelihood / Frequency	
3	Certain harm will occur / high or frequent exposure
2	Near certain harm will occur / medium or regular exposure
1	Harm seldom occur / low or irregular exposure

Risk Rating		
9-12	1	Immediate
4-8	2	2 to 3 Months
1-3	3	3 to 6 Months

3.4 Action Plan - Water Hygiene Risks

Please note the following:

3.4 Presently there are no Priority 1 Hazards

3.5 Presently there are no Priority 2 Hazards

3.6 Action Plan - Water Hygiene Risk - Priority Three

3.5 Action Plan - Water Hygiene Risk				
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Risk No/Type	CWST07	Water
		Assessor	Elliott Linnane	
		Date	29/03/2018	
		Responsible Person	Hunter FM	

Plant Item	No	Hazard Location
CWST02	17	Roof, Main Building

Risk Description and Evaluation

HWS vent pipe enters the cold water storage cistern.

Potential for hot water to discharge from the HWS open vent pipe into the cistern.

This is likely to increase the temperature of the stored water to above recommended level.

**Relevant Legislation**

Legionnaires' Disease: The Control of Legionella Bacteria in Water Systems ACOP L8 2013. Health and Safety at Work etc. Act 1974. Control of Substances Hazardous to Health Regulations 1999.

Sample & Temperature Analysis Results

Type	CWS	HWS	Result	
Legionella	None Taken	None Taken	N/A	
Type	@37oC	22oC	Coliforms/100ml	E.Coli/100ml
TVC/ml	None Taken	None Taken	N/A	N/A

Recommended Action and On Going Control Measures

Employ a competent contractor to reroute the hot water vent pipe so that it discharges into a tundish and to drain.

Ensure the discharge is in a safe and conspicuous location to prevent a scalding hazard. Provide a label adjacent to the point of discharge advising the source of the discharge.

Action to be Signed off by Responsible person upon completion

Action Carried Out By:

Action Taken:

Date:

3.6 Action Plan - Water Hygiene Risk - Priority Three

3.5 Action Plan - Water Hygiene Risk				
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Risk No/Type	Outlet01	Water
		Assessor	Elliott Linnane	
		Date	29/03/2018	
		Responsible Person	Hunter FM	

Plant Item	No	Hazard Location
Bib Tap	5678	Ground, Garden

Risk Description and Evaluation

Bib tap connected up with Blue Polyethylene pipes which is exposed to the elements. Blue polyethylene pipes may be used above ground in situations where it is not exposed to direct sunlight.

Potential health hazard.

**Relevant Legislation**

Legionnaires' Disease: The Control of Legionella Bacteria in Water Systems ACOP L8 2013. Health and Safety at Work etc. Act 1974. Control of Substances Hazardous to Health Regulations 1999.

Sample & Temperature Analysis Results				
Type	CWS	HWS	Result	
Legionella	None Taken	None Taken	N/A	
Type	@37oC	22oC	Coliforms/100ml	E.Coli/100ml
TVC/ml	None Taken	None Taken	N/A	N/A

Recommended Action and On Going Control Measures

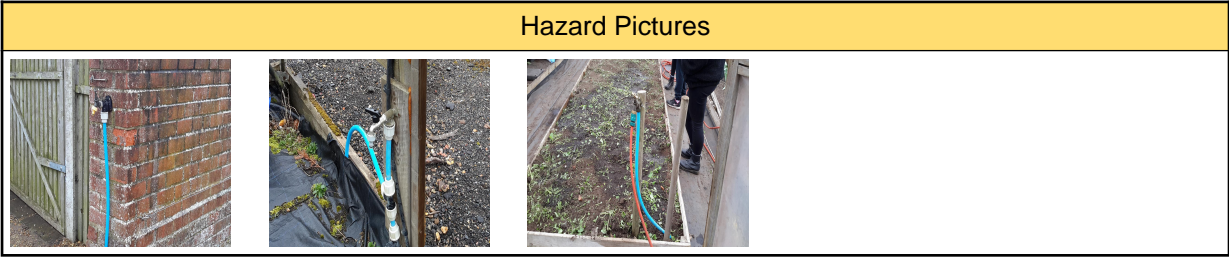
Employ a competent contractor to cut back pipes and cap off or replace pipes with wras approved pipes.

Action to be Signed off by Responsible person upon completion

Action Carried Out By:

Action Taken:

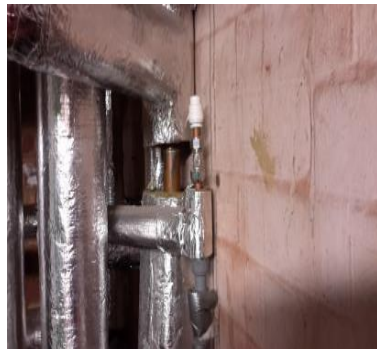
Date:



3.6 Action Plan - Water Hygiene Risk - Priority Three

3.5 Action Plan - Water Hygiene Risk				
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Risk No/Type	Outlet12	Water
		Assessor	Elliott Linnane	
		Date	29/03/2018	
		Responsible Person	Hunter FM	

Plant Item	No	Hazard Location
Deadleg01	20	Ground, Main Building, Plant Rm

Risk Description and Evaluation	
<p>Deadleg/blind end identified on distribution system</p> <p>Potential for stagnation and microbiological activity.</p>	
	

Relevant Legislation
<p>Legionnaires' Disease: The Control of Legionella Bacteria in Water Systems ACOP L8 2013. Health and Safety at Work etc. Act 1974. Control of Substances Hazardous to Health Regulations 1999.</p>

Sample & Temperature Analysis Results				
Type	CWS	HWS	Result	
Legionella	None Taken	None Taken	N/A	
Type	@37oC	22oC	Coliforms/100ml	E.Coli/100ml
TVC/ml	None Taken	None Taken	N/A	N/A

Recommended Action and On Going Control Measures	
<p>Employ a competent contractor to drain and disconnect the pipe work as far back to the main distribution system as is possible.</p>	
<p>Action to be Signed off by Responsible person upon completion</p>	
Action Carried Out By:	Action Taken:
Date:	

3.6 Action Plan - Water Hygiene Risk - Priority Three

3.5 Action Plan - Water Hygiene Risk				
Site Address	Birtley House Nursing Home Bramley Surrey GU5 OLB	Risk No/Type	TMV05	Water
		Assessor	Elliott Linnane	
		Date	29/03/2018	
		Responsible Person	Hunter FM	

Plant Item	No	Hazard Location
TMV (possible no access)	118	Ground, Main Building, WC2 by Office

Risk Description and Evaluation

Mixer valve faulty, due to hot is flowing into cold.

The mixer valve controls were found to be inaccurate and therefore in need of adjustment or replacement.

**Relevant Legislation**

Legionnaires Disease The Control of Legionella Bacteria in Water Systems L8 2013.
NHS Guidance Note, Safe hot water & surface temperatures.

Sample & Temperature Analysis Results				
Type	CWS	HWS	Result	
Legionella	None Taken	None Taken	N/A	
Type	@37oC	22oC	Coliforms/100ml	E.Coli/100ml
TVC/ml	None Taken	None Taken	N/A	N/A

Recommended Action and On Going Control Measures

The faulty mixer valve requires maintenance to ensure that water at the pre-selected temperatures are discharged within acceptable limits. Record actions in Water Hygiene Log Book.

Action to be Signed off by Responsible person upon completion

Action Carried Out By:

Action Taken:

Date:

4.0 Appendices

4.1 CERTIFICATE OF WATER SAMPLES

4.2 Legislation

Health and Safety at Work etc. Act 1974

Management of Health and Safety at Work Regulations 1999

Control of Substances Hazardous to Health
(COSHH) Regulations 2002

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995

Legionnaires' disease, the control of Legionella bacteria in water systems
The Approved Code of Practice and Guidance (L8)

The Notification of Cooling Tower
and Evaporative Condenser Regulations 1992

Water Supply (Water Fittings) Regulations 1999

The Water Supply (Water Quality) Regulations 2000

The Water Fitting and Materials Directory

Technical Memorandum TM13
Minimising the Risk of Legionnaires Disease

BS6700: 1997 Specification for Design, installation, testing and
maintenance of water for domestic use within buildings and their
curtilages

Health Technical Memorandum 2040
The control of legionella in healthcare premises.

NHS Health Guidance Note
"Safe" hot water and surface temperatures

Automatic Vending Association
Industry Guide to Good Hygiene Practice
Vending and Dispensing Guide Supplement 2000

Health and Safety in Care Homes 2004
HSG220

HSG 274 Legionnaires' disease - The control of legionella bacteria in hot and cold
water systems

4.3 Useful Contact Addresses

4site Consulting Limited

Unit 4
Exchange Court
London Road
Feering
Essex
CO5 9FB

Tel: 01376 572936
Fax: 01376 571857
E Mail: office@4siteconsulting.co.uk
Web: www.4siteconsulting.co.uk

HSE Books & Publications

PO Box 1999
SUDBURY
Suffolk CO10 6FS

Tel: 01787-881-165
Fax: 01787-313-995

British Standards

389 Chiswick High Road
BUCKINGHAMSHIRE
W4 4AL

Tel: 020-8996-7000
Fax: 020-8996-7001

HSE Info Line

Tel: 0845 345 0055
Fax: 0845 408 9566
www.hse.gov.uk
hse.infoline@connaught.plc.uk
Mon - Fri 8am-6pm

TSO

St Crispins
Duke Street
NR3 1PD
Tel: 01603 622211
www.tso.org

The Stationery Office (formerly HMSO) (For copies of Acts & Regulations)

Buckinghamshire SW8 5DT

Telephone orders: 020 7873 9090
Fax orders: 020 7873 8200

General enquiries: 020 7873 0011
Fax enquiries: 020 7873 8247

Water Research Centre (WRc)

Franklin Road
Blagrove
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Tel: 01793 865000
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www.wrcplc.co.uk
solutions@wrcplc.co.uk

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