



ASSURED AIR AND WATER LIMITED  
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Company Registration Number - 08130085

# LEGIONELLA RISK ASSESSMENT



## **Site Details:**

### **Address -**

Greenway Community Practice  
Greystoke Avenue  
Southmead  
Bristol  
BS10 6AF

## **Assessment Details**

### **Assessment carried out by –**

Chris Kelly

### **Date of Assessment –**

16th May 2025

### **Assessment Review Date -**

May-27

### **Job Reference -**

37173 - 2336

## 1A) Site Details

### Building Type

|                         |        |                                |             |                  |   |              |                  |
|-------------------------|--------|--------------------------------|-------------|------------------|---|--------------|------------------|
| Approximate Age (Years) | 5 - 20 | Approximate Floor Area (Sq Ft) | 1001 - 2000 | Number of Floors | 2 | Building Use | Medical Practice |
|-------------------------|--------|--------------------------------|-------------|------------------|---|--------------|------------------|

### Time Facilities in Use

|           | Open Time | Shut Time |
|-----------|-----------|-----------|
| Monday    | 08:00     | 18:30     |
| Tuesday   | 08:00     | 18:30     |
| Wednesday | 08:00     | 18:30     |
| Thursday  | 08:00     | 18:30     |
| Friday    | 08:00     | 18:30     |
| Saturday  | 08:30     | 12:30     |
| Sunday    | Closed    | Closed    |

\*Open one Saturday per month

### Building Occupants

#### Approximate number of occupants on the day of assessment

|       |    |          |     |          |   |          |   |
|-------|----|----------|-----|----------|---|----------|---|
| Staff | 40 | Patients | 250 | Visitors | 0 | Students | 0 |
|-------|----|----------|-----|----------|---|----------|---|

#### Level of Occupant Health

|                 |   |                |   |                |   |                  |   |                     |   |
|-----------------|---|----------------|---|----------------|---|------------------|---|---------------------|---|
| Fit and Healthy | ✓ | Old and Infirm | ✓ | Average Health | ✓ | Under Medication | ✓ | Receiving Treatment | ✓ |
|-----------------|---|----------------|---|----------------|---|------------------|---|---------------------|---|

#### Main Occupant Age Group

|       |   |         |  |          |  |
|-------|---|---------|--|----------|--|
| Mixed | ✓ | Over 60 |  | Under 25 |  |
|-------|---|---------|--|----------|--|

#### Degree of Main Occupants Exposure per week

|                   |   |              |  |                    |   |
|-------------------|---|--------------|--|--------------------|---|
| Less than 3 hours | ✓ | 3 - 30 hours |  | More than 30 hours | ✓ |
|-------------------|---|--------------|--|--------------------|---|

## 1B) Management Structure and Site Documentation

| Role                                            | Appointed Person / Company | Tel No:      |
|-------------------------------------------------|----------------------------|--------------|
| <b>Responsible Person:</b>                      | Kate Barnes                |              |
| ↓                                               |                            |              |
| <b>Nominated Person</b>                         | Bev Walker                 |              |
| ↓                                               |                            |              |
| <b>Water Hygiene and Legionella Contractor:</b> | Assured Air and Water Ltd  | 01527 267922 |

*Above should be reviewed periodically or when changes occur*

|                                             |         | Additional Comments |
|---------------------------------------------|---------|---------------------|
| Previous Legionella Risk Assessment present | No      |                     |
| Schematic drawing of water services present | No      |                     |
| Ongoing Monitoring Records present          | Partial |                     |
| Staff Legionella Training Records present   | Yes     |                     |

| Documentation                                 | Frequency Required | Carried Out By      | Current Status |
|-----------------------------------------------|--------------------|---------------------|----------------|
| Cold Water Temperature Profiling              | Monthly            | Nominated Person    | Up To Date     |
| Hot Water Temperature Profiling               | Monthly            | Nominated Person    | Up To Date     |
| Hot Water Generator Temperatures              | Monthly            | Nominated Person    | Up To Date     |
| Descale and Disinfection of All Spray Outlets | Quarterly          | Nominated Person    | Up To Date     |
| Servicing of Thermostatic Mixing Valves       | Six Monthly        | To Be Confirmed     | Not Located    |
| Water Quality Testing                         | Six Monthly        | To Be Confirmed     | Not Located    |
| Purge & Sample of Hot Water Generators        | Annually           | To Be Confirmed     | Not Located    |
| Servicing of Air Conditioning Units           | Annually           | External Contractor | Up To Date     |

*The above documentation MUST be completed within the Legionella Maintenance Log Book or as part of site's ongoing compliance record keeping and will be subject to an annual inspection*

### 1C) Plant and Services Located

| Plant Type                                    | No. of Plant |
|-----------------------------------------------|--------------|
| Incoming Mains Water Risers                   | 1            |
| Cold Water Storage Tanks                      | 0            |
| Hot Water Generators (>15 litre capacity)     | 2            |
| Combination Boilers                           | 0            |
| Water Heaters below 15 litres                 | 0            |
| Instantaneous Water Heaters (zero capacity)   | 0            |
| Water Heaters with Header Tanks               | 0            |
| Plate Heat Exchangers                         | 0            |
| Expansion Vessels                             | 0            |
| Wash Hand Basins                              | 29           |
| Stainless Steel Sinks                         | 2            |
| Electric Showers                              | 0            |
| Central Hot/Cold Fed Showers                  | 1            |
| Belfast Sinks                                 | 0            |
| Baths                                         | 0            |
| Baths with Shower Attachment                  | 0            |
| Hose Union Taps                               | 0            |
| WCs                                           | 6            |
| Urinals                                       | 0            |
| Air Handling Units                            | 0            |
| Fan Coil / Split Cassette / Compact Units     | 1            |
| Extract Units                                 | 0            |
| Reverse Osmosis Units                         | 0            |
| Feed and Expansion Tanks                      | 0            |
| Fire Supression Systems (Sprinklers / Hoses)  | 0            |
| Commercial Washing Machines                   | 0            |
| Commercial Dishwashers                        | 1            |
| Bed Pan Washers & Sluices                     | 0            |
| Boilers for Beverages                         | 1            |
| Vending Machines                              | 0            |
| Water Softeners                               | 0            |
| Bidets                                        | 0            |
| Spa Baths / Jacuzzis                          | 0            |
| Drinking Fountains / Water Machine            | 0            |
| Bottle Fed Dental Chairs                      | 0            |
| System Fed Dental Chairs                      | 0            |
| Thermostatic Mixing Devices (Valves and Taps) | 27           |
| Central Blending Devices                      | 0            |
| Pipework Deadends                             | 0            |
| Little Used Outlets                           | 0            |
| Rooms not accessed                            | 0            |

## 1D) Incoming Mains Risers

|  | IMR1                           | External Plant Room |
|--|--------------------------------|---------------------|
|  |                                | 15                  |
|  | Mains water temperature oC     | Copper              |
|  | Mains riser pipework material  | No                  |
|  | Water meter fitted             | Yes                 |
|  | Stop cock fitted               | Yes                 |
|  | Stop cock operational          | Yes                 |
|  | Sufficient insulation fitted   | No                  |
|  | Deadleg located on mains riser | Yes                 |
|  | Double check valve fitted      |                     |

## 1F) Hot Water Generators

|                                           | HWG1 | First Floor Plant Room | HWG2 | Fist Floor Plant Room |
|-------------------------------------------|------|------------------------|------|-----------------------|
| Dimensions (metres) or capacity (litres)  |      | 292 litres             |      | 292 litres            |
| Unit capacity suitable for usage          |      | Yes                    |      | Yes                   |
| Fed from mains water                      |      | Yes                    |      | Yes                   |
| Fed from tank water                       |      | N/A                    |      | N/A                   |
| Internal condition of inbuilt header tank |      | N/A                    |      | N/A                   |
| Body temperature is acceptable            |      | 50                     |      | 61                    |
| Flow temperature is acceptable            |      | 50                     |      | 61                    |
| Return temperature is acceptable          |      | 50                     |      | 53                    |
| Sufficient insulation fitted to unit      |      | Yes                    |      | Yes                   |
| Sufficient insulation fitted to pipework  |      | Yes                    |      | Yes                   |
| Interconnected                            |      | Yes                    |      | Yes                   |
| Connected in parallel                     |      | Yes                    |      | Yes                   |
| Constructed of                            |      | Copper                 |      | Copper                |
| Manway entry installed                    |      | Yes                    |      | Yes                   |
| Visible and accessible drain off fitted   |      | Yes                    |      | Yes                   |
| Drain off valve operational               |      | Yes                    |      | Yes                   |
| Drain off water clear                     |      | Yes                    |      | Yes                   |
| Antistratification pump fitted            |      | Yes                    |      | Yes                   |
| Antistratification pump operational       |      | Yes                    |      | Yes                   |
| Stratification is occuring within unit    |      | Yes                    |      | Yes                   |
| Duplex secondary circulation pump fitted  |      | No                     |      | No                    |
| Simplex secondary circulation pump fitted |      | Yes                    |      | Yes                   |
| Circulation pumps operational             |      | Yes                    |      | Yes                   |
| Primary heat source                       |      | Solar                  |      | LPHW                  |
| Vertically positioned                     |      | Yes                    |      | Yes                   |
| Horizontally positioned                   |      | N/A                    |      | N/A                   |
| Convex base fitted                        |      | N/A                    |      | N/A                   |
| Concave base fitted                       |      | N/A                    |      | N/A                   |
| Base type not visible due to installation |      | Yes                    |      | Yes                   |
| Expansion vessel maintenance carried out  |      | Yes                    |      | Yes                   |



Photos shows the external condition of the hot water generators



### 1K) Outlet Temperature Profiling

| Reference Number | Floor Level | Area / Ward / Block | Room Description and Number | Outlet Type and Quantity |          | Temperatures °C |       |     | Fed By |     |         | Thermostatic Mixing Device Fitted | Thermostatic Mixing Device Required | Outlet out of order on arrival | Outlet little used - no flushing carried out | Outlet little used - flushed frequently | Scale found on outlet | Spray created by scale build up | Spray tap insert fitted | Hot water took > 1 min to reach level | Additional Comments        |
|------------------|-------------|---------------------|-----------------------------|--------------------------|----------|-----------------|-------|-----|--------|-----|---------|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------------------|-----------------------------------------|-----------------------|---------------------------------|-------------------------|---------------------------------------|----------------------------|
|                  |             |                     |                             | Type                     | Quantity | Cold            | Mixed | Hot | Cold   | Hot | Unit No |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 1                | Grd         |                     | Baby Care Toilet            | Wash Hand Basin          | 1        | 15              | 39    | 60  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       | Suspected TMV behind panel |
| 2                | Grd         |                     | Baby Care Toilet            | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 3                | Grd         |                     | Accessible Toilet           | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 4                | Grd         |                     | Accessible Toilet           | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 5                | Grd         |                     | Male / Female Toilet        | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       | Suspected TMV behind panel |
| 6                | Grd         |                     | Male / Female Toilet        | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 7                | Grd         |                     | Accessible Staff Toilet     | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 8                | Grd         |                     | Accessible Staff Toilet     | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 9                | Grd         |                     | Room 1                      | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 10               | Grd         |                     | Room 2                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 11               | Grd         |                     | Room 3                      | Wash Hand Basin          | 1        | 15              | 39    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 12               | Grd         |                     | Room 4                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 13               | Grd         |                     | Room 5                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 14               | Grd         |                     | Room 6                      | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 15               | Grd         |                     | Room 7                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 16               | Grd         |                     | Room 8                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 17               | Grd         |                     | Room 9                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 18               | Grd         |                     | Room 10                     | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 19               | Grd         |                     | Room 11                     | Wash Hand Basin          | 1        | 15              | 38    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 20               | Grd         |                     | Rogers Room                 | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |

### 1K) Outlet Temperature Profiling

| Reference Number | Floor Level | Area / Ward / Block | Room Description and Number | Outlet Type and Quantity |          | Temperatures °C |       |     | Fed By |     |         | Thermostatic Mixing Device Fitted | Thermostatic Mixing Device Required | Outlet out of order on arrival | Outlet little used - no flushing carried out | Outlet little used - flushed frequently | Scale found on outlet | Spray created by scale build up | Spray tap insert fitted | Hot water took > 1 min to reach level | Additional Comments        |
|------------------|-------------|---------------------|-----------------------------|--------------------------|----------|-----------------|-------|-----|--------|-----|---------|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------------------|-----------------------------------------|-----------------------|---------------------------------|-------------------------|---------------------------------------|----------------------------|
|                  |             |                     |                             | Type                     | Quantity | Cold            | Mixed | Hot | Cold   | Hot | Unit No |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 21               | 1st         |                     | Ester Room                  | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 22               | 1st         |                     | Reeves Room                 | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 23               | 1st         |                     | Accessible Staff Toilet     | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 24               | 1st         |                     | Accessible Staff Toilet     | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 25               | 1st         |                     | Staff Room                  | Stainless Steel Sink     | 1        | 15              | -     | 60  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 26               | 1st         |                     | Staff Room                  | Dishwasher               | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 27               | 1st         |                     | Staff Room                  | Beverage Boiler          | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 28               | Grd         |                     | Room 12                     | Wash Hand Basin          | 1        | 15              | 42    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 29               | Grd         |                     | Staff Toilet                | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       | Suspected TMV behind panel |
| 30               | Grd         |                     | Staff Toilet                | WC                       | 1        | -               | -     | -   | Mains  |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 31               | Grd         |                     | Room 1                      | Wash Hand Basin          | 1        | 15              | 40    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 32               | Grd         |                     | Room 2                      | Wash Hand Basin          | 1        | 15              | 42    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 33               | Grd         |                     | Bay Area                    | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 34               | Grd         |                     | Dirty Utility               | Wash Hand Basin          | 1        | 15              | 41    | 60  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       | Furthest outlet from HWGs  |
| 35               | Grd         |                     | Dirty Utility               | Stainless Steel Sink     | 1        | 15              | -     | 58  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 36               | Grd         |                     | Room 3                      | Wash Hand Basin          | 1        | 15              | 40    | 58  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 37               | Grd         |                     | Minor Ops                   | Wash Hand Basin          | 1        | 15              | 41    | 58  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 38               | Grd         |                     | Shower Room                 | Centrally Fed Shower     | 1        | 15              | 41    | 58  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 | ✓                       |                                       |                            |
| 39               | Grd         |                     | Osteopath Room              | Wash Hand Basin          | 1        | 15              | 41    | 58  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                            |
| 40               | 1st         |                     | Fells Room                  | Wash Hand Basin          | 1        | 15              | 41    | 58  | Mains  | HWG | 1&2     | ✓                                 |                                     |                                |                                              |                                         |                       |                                 |                         |                                       | Nearest outlets to HWGs    |

### 1K) Outlet Temperature Profiling

| Reference Number | Floor Level | Area / Ward / Block | Room Description and Number | Outlet Type and Quantity |          | Temperatures °C |       |     | Fed By |     |         | Thermostatic Mixing Device Fitted | Thermostatic Mixing Device Required | Outlet out of order on arrival | Outlet little used - no flushing carried out | Outlet little used - flushed frequently | Scale found on outlet | Spray created by scale build up | Spray tap insert fitted | Hot water took > 1 min to reach level | Additional Comments |
|------------------|-------------|---------------------|-----------------------------|--------------------------|----------|-----------------|-------|-----|--------|-----|---------|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------------------|-----------------------------------------|-----------------------|---------------------------------|-------------------------|---------------------------------------|---------------------|
|                  |             |                     |                             | Type                     | Quantity | Cold            | Mixed | Hot | Cold   | Hot | Unit No |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                     |
| 41               | Grd         |                     | Cleaners Room               | Belfast Sink             | 1        | 15              | -     | 58  | Mains  | HWG | 1&2     |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                     |
| 42               | Grd         |                     | Comms Room                  | Air Conditioning Unit    | 1        | -               | -     | -   |        |     |         |                                   |                                     |                                |                                              |                                         |                       |                                 |                         |                                       |                     |

## 1K) Notes and Recommendations

The following recommendations are either mandatory tasks designed to reduce the risks associated with the building or, important observations to aid management with future compliance. For every recommendation rectified, the potential risk for members of staff and visitors to the premises are reduced. The risk assessment must be viewed as a working document and is to be used in conjunction with ongoing compliance record keeping, in the form of a site specific Legionella log book (electronic or paper format), or using an inhouse monitoring system. Having the assessment alone does not fulfil the legal obligations placed on the statutory duty holder and any nominated responsible person(s). Instead the assessment must be viewed as a starting point for betterment and the review as a continuing work in progress.

- 1) The statutory duty holder and any nominated responsible person(s) must be aware of the risks that Legionella bacteria can create in water systems and also understand how the risks can be eliminated, reduced and managed.

**Additional  
Comments:**

*We are pleased to report up to date training is currently in place and certificated. The training must be refreshed as recommended or when changes to key staff occur.*

- 2) It is a legal requirement for ongoing monitoring record keeping to be maintained and up to date. The specific tasks within any form of record keeping must be designed to safeguard the system(s), it's users and alert the relevant person(s) to any potential problems within the water system(s), as well as acting as proof for management that they are taking all reasonable steps, care and attention to provide a safe environment for their staff and any visitors to the building.

**Additional  
Comments:**

*During this assessment, partial documentation was available, indicating adequate monitoring is not fully in place. A site specific water hygiene log book must be implemented and maintained, with any non-compliances actioned appropriately.*

### Incoming Water Mains Riser:

- 3) All mains cold water temperatures throughout the building recorded satisfactory temperatures below 20°C.

### Hot Water Generators:

- 4) The hot water generators must be subject to an annual flush and removal of sediment and debris from the base. A water sample should also be obtained to ascertain the internal quality and condition of the Hot Water Generators.

**Additional  
Comments:**

*No records were located to indicate that this compliance task is carried out*

## 1K) Notes and Recommendations

- 5) The hot water generator 2 flow temperature was found to be at or above 60°C at the time of the assessment. Flow pipe temperatures are required to be modulated as close as possible to 60°C in order to effectively eradicate bacteria.

**Additional  
Comments:**

*Please ensure to monitor the flow temperature on a monthly basis to ensure that it is kept above 60oC*

- 6) The hot water generator 1 flow temperature was found to be below 55°C at the time of the assessment. Flow pipe temperatures are required to be modulated as close as possible to 60°C in order to effectively eradicate bacteria.

**Additional  
Comments:**

*The hot water generator thermostat setting must be adjusted as a matter of priority.*

### Outlet Profiling:

- 7) The cold water temperatures throughout the building were found to be below the satisfactory level of 20oC. When cold temperatures exceed 20°C, the outlets in question must be flushed until a satisfactory temperature of under 20°C is achieved.

- 8) The hot water temperatures at outlets throughout the building were found to be above the satisfactory level of 55oC.

- 9) Hot and cold water temperatures must be monitored on a monthly basis, to ensure all outlets are tested in a twelve month period, the results should be up to date as part of the ongoing compliance record keeping.

**Additional  
Comments:**

*Upon inspection of site's record keeping, this task is up to date*

- 10) All mixer taps/thermostatic mixing valves should be serviced every 6 months to ensure that:
- They are mixing water at the correct temperature and adjusted if they are not.
  - The valve shuts down in the event of an unexpected surge in hot water temperature as this can cause serious injury if the device fails.
  - The filters are checked for debris and impurities which can compromise the integrity of the apparatus (where applicable).

**Additional  
Comments:**

*No records were located to indicate that this task is currently carried out*

## 1K) Notes and Recommendations

- 11) The shower heads should be removed, de-scaled and disinfected on a quarterly basis. This task must be up to date as part of the ongoing compliance record keeping.

**Additional  
Comments:**

*Upon inspection of site's record keeping, this task is up to date*

### Deadlegs:

- 12) Should the shower on site experience any periods of little use (not used on a weekly basis), it must be flushed every week for a minimum of three minutes. The shower head should be removed while the outlet is flushed to negate the aerosol risk. This action should be up to date as part of the ongoing compliance record keeping.

### Water Sampling:

- 13) The water samples obtained as part of this assessment yielded satisfactory results.

- 14) Due to the volume of stored water, presence of a system fed shower and vulnerability of building users, it is recommended that water samples are taken every six months to ensure that water hygiene is satisfactory and any potential problems are detected.

**Additional  
Comments:**

*No records were located to indicate that water samples have been taken outside of this Risk Assessment*

### Air Conditioning Units

- 15) The air conditioning unit on site, must be subject to at least an annual service and clean, as outlined within the unit manufacturer's specification. Documentation regarding the service visits must be produced by the contractor and kept on site, ready for inspection.

**Additional  
Comments:**

*Air conditioning unit service records were located and are up to date*

The building facilities have been classified as '**Medium-Risk**'.

Users of the building range from '**Low to High-Risk**'.

## 1K) Notes and Recommendations

This assessment must be reviewed regularly (at least every two years) and, whenever there is reason to suspect that it is no longer valid. An indication of when to review the assessment and what needs to be reviewed should be recorded. This may result from, for example:

(a) changes to the water system or its use; (b) changes to the use of the building in which the water system is installed; (c) the availability of new information about risks or control measures; (d) the results of checks indicating that control measures are no longer effective; (e) a case of Legionnaires' disease/legionellosis is associated with the system.

## 2H) Water Quality Testing

| Sample Ref | Location of Sample | Sample Feed and Type |     |             | Temp<br>°C | Sample Results |
|------------|--------------------|----------------------|-----|-------------|------------|----------------|
|            |                    | Cold                 | Hot | Outlet Type |            | Legionella     |
| SH1        | Shower Room        | Mains                | HWG | SH          | 41         | Not Detected   |
| H2         | Staff Room         |                      | HWG | SSS         | 59         | Not Detected   |

Sample result found to be **SATISFACTORY** at the time of assessment