

Legionella Management and Control Risk Assessment Report

Property Name: 1 JAMAICA STREET/COMM AREA
Property Address: BRISTOL, BS2 8JP
Site UPRN: 8010014829
Life Job Number: L169610/1
Report prepared on behalf of: The Riverside Group Ltd
Assessing Company: Life Environmental Services Ltd



Previous risk assessment by: Life Environmental
Date: 29/11/2022

Risk Assessment Survey Date: 17/10/2024

Overall Risk Rating: - Medium -

Assessor Name: Ian Lauder

Assessor Signature:



Authorised Signature:



Authorised Person Name: Ryan Worgan

**Recommended Re-Assessment Date
(subject to periodic review):**

17/10/2026

Note: It is recommended that the Legionella Risk Assessment (LRA) is reviewed at a suitable frequency, subject to changes in property or water system design, usage, or condition. A periodic review does not constitute a full system Re-assessment.

How to use this report

This guide describes the content of each Section of this Legionella Risk Assessment Report.

Section 1.0 Executive Summary

Describes the scope of the survey, site details and property occupancy. It provides an overall summary of survey findings, recommendations and important actions. It identifies any limitations to the report and highlights inherent and residual risk rating.

Section 2.0 Management Control

Detail of Management chain, key stakeholders and current control information.

Section 3.0 System Survey, Photographs and Asset List

This section contains survey findings and includes details of the management control regime and water distribution systems, asset list, temperature profile, photographic records and schematic diagram.

Section 4.0 Risk Assessment

The overall risk assessment is detailed. Highlights factors that increase and reducing risk.

Section 5.0 Remedial Actions and Precautionary Measures

The risks highlighted in the report can be eliminated or reduced and controlled by implementing the recommendations made in this section.

Appendix 1 The control of Legionella bacteria in water systems and precautionary measures

The purpose of the assessment and report is outlined for both Legionella and general risk assessment. Describes the precautions that will be recommended when the risks have been assessed.

Appendix 2 Action to take in the Event of an Outbreak of Legionnaires Disease

Details of sequential actions to be taken.

Appendix 3 Risk Assessor Competency Statement & Equipment List

Current summary information.

Appendix 4 Glossary of Terms

Explanation of industry terms likely to be used in this report.

Appendix 5 Bibliography

Relevant statutory and guidance documents and publication references.

Appendix 6 Legionella Control Association Certificate

Current copy.

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1. Executive summary

1.1 Description of the premises and occupancy

Property name and address:	1 JAMAICA STREET/COMM AREA BRISTOL, BS2 8JP
Property description	 A four-storey building used for homeless accommodation
Number of occupants:	approx 70

1.2 Scope of works, including any limitations.

Description of system or systems inspected
Cold water mains supply to the cold-water storage tank, softener and mains fed outlets. The calorifier feeds all hot outlets. Some hot outlets are protected by mixing valves. There are showers on site. The survey was on communal areas only.
Limitations identified
Part of the ground floor is rented to another client so was not considered to be a Riverside Communal area. As part of this Legionella Risk Assessment, the Management, Monitoring/Inspections, Training and Contractors have not been surveyed. Documentation relating to these have not been seen whilst undertaking the risk assessment. It has been agreed between Riverside and Life Environmental that a Management Control document would be implemented centrally to cover Management systems, Monitoring/Inspections, Training and Contractors for all Riverside sites. All records relating to management and monitoring/inspections are currently kept on the C365 online system which was not viewed by the risk assessor during the site visit. Monitoring and inspections are carried out by a third party but evidence of these visits has not been provided during the risk assessment. There is no evidence of procedures in the event of positive Legionella analysis or a Legionella break. Records of these procedure are available on request to Riverside. There are no previous risk assessments for any of the Riverside sites. As-fitted drawings were not available at the time of survey but a schematic drawing has been drawn as part of this Legionella risk assessment. This centralised Management Control document will be reviewed in January 2025 and amended if necessary.

1.3 Urgent and Immediate Actions

Urgent Legionella, Health & Safety or other matters affecting site performance identified and communicated for action			
Task No.	Asset	Precautionary Measure / Remedial Action	Assigned To
1		Ensure hot water reaches outlets at 50°C or above	Client

See full list of Actions and Recommendations in Section 5 of this report.

1.4 Risk rating and summary of findings and recommendations

Inherent Risk - The inherent risk arising from the design, construction, and usage of the water services within this property, given the exposure level and possibility of susceptible persons being present is:	- Low-Medium -
Residual Risk - The current residual risk of the system or systems based on the condition, the control programme and precautions in place is:	- Medium -
By carrying out the actions identified in section 5.1 and 5.2 of this report, it would help to reduce risk further, with the aim of managing risk to as low as reasonably practicable (ALARP).	

2. Management control information

2.1 Responsibilities and key stakeholders

Statutory Duty Holder Name	Iain Hardman
Statutory Duty Holder Job Title	Director of Building Safety
Telephone Number	0345 111 0000
Responsible Person (RP) Name	Gwen Bates
Responsible Person Job Title	Compliance Manager (Asbestos/ Water Hygiene/ Radon Gas)
Telephone Number	0345 111 0000
Nominated Deputy Name to Responsible Person	Paul Hitchen
Telephone Number	0345 111 000
Additional Nominated Deputies to the Responsible Person	N/A
Telephone Number	N/A
Risk Assessment undertaker	Life Environmental Services Ltd
Address	BizSpace Cheadle Cheadle Place Stockport Road SK8 2JX
Telephone Number	0844 335 1281
Water Hygiene provider	Integrated Water Services Water Hygiene
Address	Green Lane Walsall WS2 7PD
Telephone Number	0345 600 6028
Other responsible persons / specialist companies involved (Please detail)	
Assigned Responsibility	Water Hygiene Provide (LCR)
Name	Liberty
Address	Garden Works Charley Wood Road Knowsley Industrial Estate Liverpool L33 7SG
Telephone Number	0330 995 8007

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2.2 Management systems, contractors and training

Management Systems	Comment	
Water safety policy in place	Yes	All records are kept on the C365. See limitations for further details.
Is there an effective written scheme of control for the property	Yes	See limitations for further details.
Is the monitoring, inspection and remedial works programme effective, records available and up to date	Yes	See limitations for further details.
Water safety logbook records up to date and available, and covers last 5 years	Yes	See limitations for further details.
Do records cover last 5 years	Yes	See limitations for further details.
Is a logbook audit system in place	Yes	See limitations for further details.
Effective liaison between Duty Holder and Responsible Person (and Water Safety Group in healthcare settings)	Yes	See limitations for further details.
Is there an adequately trained Deputy (or Deputies) to the RP	Yes	See limitations for further details.
Are stakeholder staff duties clearly defined in writing	Yes	See limitations for further details.
Is communication between all stakeholders evident and recorded	Yes	See limitations for further details.

Contractors	Comment	
Is the division of duties well defined	Yes	See limitations for further details.
Are the duties identified complete	Yes	See limitations for further details.
Are the monitoring and inspection records available	Yes	See limitations for further details.
Are they up to date	Yes	See limitations for further details.
Are the Contractors review meeting minutes available	Yes	See limitations for further details.

Training	Comment	
Has the Staff competence and understanding been assessed	Yes	See limitations for further details.
Have training needs been identified	No	See limitations for further details.
Are all persons adequately trained	Yes	See limitations for further details.
Are training records recorded and up to date	Yes	See limitations for further details.

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2.3 General Records

General Records	Comment	
Previous risk assessment carried out by	Yes	Life Environmental
Is there a previous risk assessment present?	Yes	See limitations for further details.
Has the previous maintenance / control regime been effective	No	
Is there a history of Legionella issues within the water system/s previously	No	See limitations for further details.
Is there evidence that previous LRA remedial actions have been completed and signed off	No	See limitations for further details.
Are there schematic drawings available	Yes	See limitations for further details.
Evidence of visual system inspections	Yes	See limitations for further details.
Monthly outlet temperature checks, including rotational outlet checks and plant / equipment	No	N/A
Monthly Plant / Equipment temperature checks	No	
Has there been a requirement for water sampling and evidence of sample plans	No	N/A
Records of plant / equipment usage	No	N/A
Water treatment chemical usage	No	N/A
Dosage system checks	No	N/A
Cleaning and Disinfection records	Yes	See limitations for further details.
Any other records	Yes	See limitations for further details.

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Health and Safety Procedures	Comment	
Is a COSHH assessment available	No	See limitations for comments

Are there control scheme written procedures for	Comment	
Correct system operation	Yes	See limitations for further details.
System start-up and shutdown	Yes	See limitations for further details.
Routine monitoring and inspection	Yes	See limitations for further details.
Flushing infrequently used outlets (IUO)	Yes	See limitations for further details.
Plant and Equipment on installed used on site	No	N/A
Circulation pump rotation	No	N/A
Cleaning and disinfection works	Yes	See limitations for further details.
Water Treatment regime	Yes	See limitations for further details.
Action in the event of a positive Legionella analysis	Yes	See limitations for further details.
Action in the event of a Legionella outbreak	Yes	See limitations for further details.

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3. System Survey, Photographs and Asset List

3.1 Identification of "At Risk" Systems.

- Question No.1 - Does the system use or produce water?
- Question No. 2 - Is an aerosol generated at any time, or does the system supply water to another system which generates an aerosol?
- Question No. 3 - Can individuals at any time come into contact with or inhale the aerosol?

The following system types were considered in Stage one of the risk assessment.

System Type	Number Present On Site	Question			Comments / Recommendations
		No 1	No 2	No 3	
Mains Cold Water Supply on site	1	Yes	Yes	Yes	See recommended monitoring programme in section 5.3
Cold Water storage and distribution	1	Yes	Yes	Yes	See recommended monitoring programme in section 5.3
Domestic hot water services Inc. showers	1	Yes	Yes	Yes	See recommended monitoring programme in section 5.3
Closed systems	1	Yes	No	No	
Condenser Cooling towers	0	No	No	No	
Air Handling plant (Inc. chiller batteries)	0	No	No	No	
Display Fountains	0	No	No	No	
Whirl pool / Spa baths	0	No	No	No	
Fire hose reels	0	No	No	No	
Miscellaneous air coolers (packaged type)	0	No	No	No	
Humidification units	0	No	No	No	
Machine tool coolants	0	No	No	No	
Water Softener	0	No	No	No	
Vending Machine	1	Yes	No	No	Serviced regularly
Vehicle Wash	0	No	No	No	
Emergency Shower / Eye Wash	0	No	No	No	
Dental Chairs	0	No	No	No	

3.2 System Details – Incoming Mains Cold Water

No access to the mains isolation valve

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3.3 System Details – Cold Water Storage Tank

Cold Water Storage Tank			
Floor level	3	Room	1: Tank room
Location	Roof space	Reference	CWST1
Water source	IMCW	System served	CWDS
Material of construction	GRP	Size in mm (LxWxH)	3000 x 900 x 1200
Nominal capacity (Litres)	3240	Actual capacity (Litres)	2000
Insulation material	Pre-insulated	Insulation condition	Good
Lid fitted	Yes	Lid vent installed	Yes
Open vent from HWC	No	Open vent size (mm)	0
Inlet pipework size (mm)	38	Inlet pipework material	Copper
Inlet Isolation valve fitted	Yes		
Outlet pipework size (mm)	45	Outlet pipework material	Copper
Outlet isolation valve fitted	Yes		
Overflow pipework size (mm)	58	Overflow pipework material	Plastic
Overflow screen fitted	Yes		
Warning pipework size (mm)	22	Warning pipework material	Plastic
Warning pipe screen fitted	Yes		
Level of sediment	Light	Level of corrosion	None / Clean
Level of scale	None / Clean	Level of stagnation	None / Clean
Level of organic fouling	None / Clean	Stored water temperature	14.9
Overall condition / Comments	Black spotting evident	Photo	

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3.4 System Details – Hot Water Storage Calorifiers or Heaters

Hot Water Storage Heater			
Floor level	0	Room	22: Boiler Room
Location	Basement	Reference	HWS2
Water source	Mains	System served	HWS
Material of construction	Stainless Steel	Unit type	Calorifier
Size (LxWxH or L/H x Dia) mm	1800 x 600	Actual capacity (Litres)	190
Integral cold feed tank	No	Inspection hatch fitted	No
Insulation material	Pre-insulated	Insulation condition	Good
Cold supply pipework material	Copper	Cold supply pipework size (mm)	42
Cold supply pipework isolation valve	Yes		
Hot outlet pipework material	Copper	Hot outlet pipework size (mm)	54
Hot outlet pipework isolation valve	Yes		
Hot return pipework material	Copper	Hot Return Pipework Size (mm)	45
Hot return pipework isolation valve	Yes		
Circulation pump fitted to return	Yes	Safety valve fitted size (mm)	22
Drain valve fitted and functional	Yes	Size of drain valve	15
Water clarity checks being recorded	N/A		
Thermostat location	Unknown	Thermostat setting	60c
Flow temperature	61.0	Return temperature	54.0
Overall condition / Comments		Photo	

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3.5 System Details – Assets, including Dead Ends, Dead Legs, Infrequently Used Outlets

Reference	Floor	Area	Water Source	Size	Comments	Photo
SNK10	2	9: Laundry 3	MCWS			
SNK11	1	13: TV Lounge	MCWS		Low hot temperature	
SNK12	1	15: Laundry	MCWS			
WHB13	1	17: Bathroom 1	CWST			
MS14	1	19: Shower Room	MCWS			
WS3	0	22: Boiler Room	MCWS			
SNK4	1	21: Far Kitchen	MCWS			
EV5	0	22: Boiler Room	MCWS			
DWD6	1	10: Admin office	MCWS			
TMV7	1	14: Assisted Toilet	MCWS			
SNK8	3	3: Laundry 2	MCWS			
SNK9	2	4: Kitchen 1	MCWS			

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3.6 System Details – Asset list and temperature profile

Asset Ref	Building	Floor	Location	Water Source	Initial Temp Cold (°C)	Temp Cold (°C)	Sentinel Point	Initial Temp Hot (°C)	Temp Hot (°C)	Sentinel Point	Mixed Temp (°C)	Sentinel Point	Tank Incoming mains Temp / Calorifier Flow Temp (°C)	Tank Temp remote from ball valve. / Calorifier Return Temp (°C)	Comments (Scald risk, Scale deposits, Back-flow protection, flexible pipework, adequate insulation etc.)	Compliant (Yes / No)	Assigned To	Frequency
HWS2	1 JAMAICA STREET/COMM AREA	0	22: Boiler Room	MCWS									61.0	54.0		Yes	Client	Monthly
EV5	1 JAMAICA STREET/COMM AREA	0	22: Boiler Room	MCWS												Yes	Client	6 Monthly
WS3	1 JAMAICA STREET/COMM AREA	0	22: Boiler Room	MCWS					60.8							Yes	Client	To Manufacturer Guidelines
DWD6	1 JAMAICA STREET/COMM AREA	1	10: Admin office	MCWS												Yes	Client	To Manufacturer Guidelines
TMV7	1 JAMAICA STREET/COMM AREA	1	14: Assisted Toilet	MCWS							41.9					Yes	Client	Annually
SNK12	1 JAMAICA STREET/COMM AREA	1	15: Laundry	MCWS		14.9			58.4							Yes	Client	Monthly
WHB13	1 JAMAICA STREET/COMM AREA	1	17: Bathroom 1	CWST		15.2			56.0							Yes	Client	Monthly
SNK4	1 JAMAICA STREET/COMM AREA	1	21: Far Kitchen	MCWS		16.8			60.8							Yes	Client	Monthly
SNK11	1 JAMAICA STREET/COMM AREA	1	13: TV Lounge	MCWS		17.3			45.7						Low hot temperature	No	Client	Monthly
MS14	1 JAMAICA STREET/COMM AREA	1	19: Shower Room	MCWS												Yes	Client	Quarterly
SNK10	1 JAMAICA STREET/COMM AREA	2	9: Laundry 3	MCWS		15.5			58.4							Yes	Client	Monthly

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Asset Ref	Building	Floor	Location	Water Source	Initial Temp Cold (°C)	Temp Cold (°C)	Sentinel Point	Initial Temp Hot (°C)	Temp Hot (°C)	Sentinel Point	Mixed Temp (°C)	Sentinel Point	Tank Incoming mains Temp / Calorifier Flow Temp (°C)	Tank Temp remote from ball valve. / Calorifier Return Temp (°C)	Comments (Scald risk, Scale deposits, Back-flow protection, flexible pipework, adequate insulation etc.)	Compliant (Yes / No)	Assigned To	Frequency
SNK9	1 JAMAICA STREET/COMM AREA	2	4: Kitchen 1	MCWS		15.2			60.1							Yes	Client	Monthly
SNK8	1 JAMAICA STREET/COMM AREA	3	3: Laundry 2	MCWS		15.0	Far		55.4	Far						Yes	Client	Monthly
CWST 1	1 JAMAICA STREET/COMM AREA	3	1: Tank room	IMCW									15.8	14.9	Black spotting evident	Yes	Client	Annually

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Key

ACU	Air Conditioning Units (split)	IM	Ice Machine
AHU	Air Handling Unit	IV	Isolation Valve
BTH	Bath	MCW	Mains Cold Water
BP	Booster Pumps Set	MS	Mixer Shower
BT	Bib Tap	PHE	Plate Heat Exchanger
CAL	Calorifier	POUWB	Point of use Water Boiler
CM	Coffee Machine	POUWH	Point of use Water Heater (over/under sink type)
COMBI	Combination Boiler	PU	Pressurisation Unit
CS	Closed System	PWS	Pot Wash Spray Head
CSWH	Combination Storage Water Heater	RP	Return Pump
CWDS	Cold Water Down Service	S	Sentinel Outlet
CWST	Cold Water Storage Tank	SCV	Single Check Valve
DC	Dental Chair	SNK	Sink
DCV	Double Check Valve	SO	Steam Oven
DF	Drinking Fountain	TMT	Thermostatic Mixer Taps
DWD	Drinking Water Dispenser	TMV	Thermostatic Mixer Valve
DW	Dish Washer	UHWH	Unvented Hot Water Cylinder
ES	Electric Shower	UR	Urinal
ESC	Electric Water Storage Cylinder	VM	Vending Machine
EV	Expansion Vessel	WC	Water Closet
FHR	Fire Hose Reel	WHB	Wash Hand Basin
HB	Hydro Boiler	WM	Washing Machine
HUM	Humidifier	WS	Water Softeners
HWC	Hot Water Cylinder	ZT	Zip Tap
HWS	Hot Water Service		

4. Risk Assessment

The overall risk assessment for this survey is detailed in the table below and is based on the information from the survey details in section 3, the guidance and Approved code of practice (L8), HSG274, and where relevant HTM04-01, and the recommended precautionary measures. The management control regime and operating condition of the system is also considered.

EXPOSURE FACTOR	RISK RATING	LEVEL OF RISK & SCORE	ACTION BASED ON ASSESSMENT OF RISK
0	Very Low	Insignificant level of risk 1 - 11	No action required
1	Low	Slight level of risk under exceptional operating conditions – 12 - 23	Take action as recommendations in section 5
2	Low-Medium	Slight level of risk under normal operating conditions 24 - 46	Take action as recommendations in section 5 to control the risk
3	Medium	Significant level of risk present – 47 - 69	Take action as recommendations in section 5 to reduce the risk
4	High	Significant danger to health 70 and above	Shut down system until remedial actions in section 5 are implemented

4.1 The Risk Assessment Table

Key: Very Low (VL); Low (L); Low to Medium (LM); Medium (M); High (H)

MANAGEMENT AND RECORDS						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
Management structure & responsibility		X				Satisfactory
Management responsibility		X				Satisfactory
Lines of Communication		X				Satisfactory
Contractors duties defined		X				Satisfactory
Effective scheme of control		X				Satisfactory
Operating & Control procedures		X				Satisfactory
Control procedures		X				Satisfactory
Monitoring & Inspection records		X				Satisfactory
Monitoring records		X				Satisfactory
Schematic drawings		X				Satisfactory
"Sign off" procedure		X				Satisfactory

TRAINING						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
Is training satisfactory		X				Satisfactory

AEROSOL FORMATION						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
Aerosol exposure risk				X		Showers present

EXPOSURE TO POTENTIAL						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
Proximity to population				X		

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SUSCEPTIBILITY						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
"At risk" groups			X			

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The Risk Assessment Table (Cont'd)

Very Low (VL); Low (L); Low to Medium (LM); Medium (M); High (H)

PROLIFERATION						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
Structural Condition & System Design		X				
Temperatures				X		Some hot temperatures were low.
Microbiological Condition		X				
Deposits				X		Black spotting inside the cold water storage tank. Some outlets scaled
Dead Legs / Dead Ends		X				
Cleaning and Disinfection	X					

SYSTEM OPERATION						
Risk Rating	VL	L	LM	M	H	
Exposure Factor	0	1	2	3	4	Comments
State of Operation				X		Showers present, some hot temperatures low, scale on outlets and black spotting in the cold water storage tank

OVERALL ASSESSMENT OF RISK						
Exposure Factor	- Medium -					

4.2 Comments on the Risk Assessment

Management and Records
a) Factors increasing the risk
All nominated people are required to sign on completion of the assessment to all responsibilities.
b) Factors reducing the risk
All monitoring undertaken by a 3rd party and on-site staff Legionella risk assessment being undertaken

System Condition and Operation
a) Factors increasing the risk
Some hot outlet temperatures not compliant Showers present The cold-water storage tank showed black spotting inside Outlets are scaled
b) Factors reducing the risk
Good usage Cold temperatures were compliant

5 Recommended Precautionary Measures

The risks highlighted in section 2 can be reduced or eliminated by implementing the recommendations made in this section. The detailed recommendations are prioritised in accordance with our perception of the impact they will have to reduce the risk.

The prioritisation headings are:

-  **Priority 1** Highest Risk requiring immediate action. These can include short term control measures to be applied until completion of remedial/corrective actions.
-  **Priority 2** Intermediate risk requiring action as soon as practicable within the planned works / operational schedule.
-  **Priority 3** Lowest risk requiring attention at first planned opportunity (e.g. next available date / shutdown / holiday period etc.)

The recommendations are separated into 3 sections.

-  5.1 Improvement to Management and Records
-  5.2 Remedial actions on the system
-  5.3 Monitoring and Inspection works

The recommendations for a programme of monitoring and inspection includes the recommended frequencies to aid managing the control of Legionella and water hygiene and is in accordance with the current guidance and legislation.

The principles of any remediation or preventative measures highlighted should follow principles defined in the Management of Health and Safety at Work Regulations 1999. Where consideration to eliminating or substitution of the risk is considered along with remediation of the risk.

When any remedial works are actioned, or maintenance programmes implemented it is recommended the details are recorded on the relevant section summary and authenticated with a signature of the person taking the action. This will update and complete “the loop” for outstanding actions.

All records should then be filed and maintained in a central records system.

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5.1 Measures to Improve Management and Records

Where improvements are required to the management and records, it is recommended that the person / organisation auctioning the works, record, date and sign off when completed.

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5.2 Remedial Actions on the System

Where remedial actions are required on the system, it is recommended that the person / organisation auctioning the works, record, date and sign off when completed.

PRIORITY 1 – IMMEDIATE ACTION / SHORT TERM CONTROL MEASURES								
Task No	Building	Floor Level	Room	Asset Name	Remedial Action	Assigned to	LRA Action Review Date	Date Actioned
1	1 JAMAICA STREET/COMM AREA				Ensure hot water reaches outlets at 50°C or above	The Riverside Group LtdClient	17/01/2025	

PRIORITY 2 – Schedule and action as soon as practicable within the planned works / operational schedule								
Task No	Building	Floor Level	Room	Asset Name	Remedial Action	Assigned to	LRA Action Review Date	Date Actioned
2	1 JAMAICA STREET/COMM AREA				Ensure all outlets are cleaned and kept free from scale	The Riverside Group Ltd	17/04/2025	
3	1 JAMAICA STREET/COMM AREA	3	1: Tank room	CWST1	Requires cleaning and chlorination, shows black spotting which is usually due to the breakdown of the Gel coat. Possibly needs replacing	The Riverside Group Ltd	17/04/2025	
4	1 JAMAICA STREET/COMM AREA	0	22: Boiler Room	WS3	The softener by pass pipework should be flushed weekly	The Riverside Group Ltd	17/04/2025	

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5.3 Monitoring and Inspection Programme

Where monitoring and inspection programmes are scheduled, it is recommended that the completed action should be reported, signed and dated by the person completing the action. Details of the following monitoring and inspection records and actions should be retained and filed in the records systems. Detailed guidance is given in specific sections of HSG274 Part 2 and summarised in checklist Table 2.1.

Task	Frequency
Infrequently used outlets (IOU) – Flush each outlet for a minimum of 5 minutes per week and recorded actions. Frequency of flushing may be increased for higher risk populations. Review usage and consider removal. Note, when outlets are used seasonally or only during term time periods, they can become IUO's	Weekly
Base Exchange Softeners - Visually check the salt levels and top up salt, if required. Undertake a hardness check to confirm operation of the softener. *Frequency depends on the size of the vessel and the rate of salt consumption	*Weekly
Cold water services - Check and record water temperatures at the Sentinel taps (nearest and furthest outlets) plus a representative selection of other outlets to create a temperature profile of the system. Check cold is below 20°C after running the outlet for 2 minutes. Observe the thermometer reading during flushing to identify any local heat gain.	Monthly
Hot water services, non-circulating systems - Check and record water temperatures at the Sentinel taps (nearest and furthest outlets and on long branches to outlets). Check hot achieves at least 50°C within 1 minute of running the outlet (55°C in healthcare premises).	Monthly
Hot water services, circulating systems - Check and record water temperatures of return legs of principal loops (sentinel points) to confirm they are at a minimum of 50°C (55°C in healthcare premises).	Monthly
Calorifiers - Check flow temperatures (thermostat settings should modulate as close to 60 °C as practicable without going below 60°C). Check calorifier return temperatures (not below 50°C).	Monthly
Combination Water Heaters -Check water temperatures at an outlet to confirm the heater operates at 50-60 °C.	Monthly
POU water heaters (no greater than 15litres) - *Frequency subject to Risk Assessment. Check water temperatures to confirm the heater operates at 50–60 °C (55 °C in healthcare premises) or check the installation has a high turnover	*Monthly to 6 Monthly
Expansion Vessels - *Frequency subject to Risk Assessment. Where practical, flush through and purge to drain. Bladders should be changed according to the manufacturer's guidelines or as indicated by the risk assessment	*Monthly to 6 Monthly
Shower heads / Spray heads and hoses - Dismantle clean and descale shower heads and hoses. *Frequency dependent on the rate of fouling or other risk factors, e.g. areas with high risk patients. Note – BSRIA recommend hoses included in above procedure and all components be disinfected.	*Quarterly

Legionella Management and Control Risk Assessment Report

Task	Frequency
Hot water services, circulating systems - take temperatures at return legs of subordinate loops, temperature measurements can be taken on the surface of pipes, but where this is not practicable, the temperature of water from the last outlet on each loop may be measured and this should be greater than 50 °C within one minute of running (55 °C in healthcare premises). *Frequency quarterly but on a rolling monthly rota.	*Quarterly
Thermostatic mixing valves. Service and maintain in accordance with the manufacturer's recommendations.	6 Monthly
Water heaters. Inspect exterior for damage, leaks, corrosion etc.	6 Monthly
Calorifiers / Water heaters - Inspect internally, where possible. If not possible, purge any debris in the base of the heater to a suitable drain. Inspect initial flush water quality from the base of the heater, check clarity, debris, and temperature. Flush through to clear debris from base of unit. *Frequency subject to risk assessment and rate of fouling.	*Annually
Cold water storage tanks – Check the tank water temperature remote from the ball valve and the incoming mains temperature. Record the maximum temperatures of the stored and supply water annually in the Summer or as indicated by temperature profiling.	Annually
Cold water storage tanks - Inspect, clean, and disinfect as required.	Annually
Combination water heaters - Inspect the integral cold-water header tanks as part of the cold-water storage tank inspection regime, clean and disinfect, as necessary. If evidence shows that the unit regularly overflows hot water into the integral cold-water header tank, instigate a temperature monitoring regime to determine the frequency and take precautionary measures as determined by the findings of this monitoring regime.	Annually
Base Exchange Softeners – Service and disinfect.	Annually, or according to manufacturer's guidelines
Hot and cold-water outlets. Ensure the temperature of a representative number of outlets has been recorded during each 12-month period on a rotational basis each month to create a temperature profile of the whole system. Check hot achieves at least 50°C within 1 minute of running the outlet. Check cold is below 20°C after running the outlet for 2 minutes.	Annually
Cold water services - Check thermal insulation to ensure it is intact and consider weatherproofing where components are exposed to the outdoor environment.	Annually

Legionella Management and Control Risk Assessment Report

Task	Frequency
Hot and cold-water outlets. Check all outlets are flushed through. Cold outlets should be flushed until the water temperatures drops to minimum level. Hot outlets until the temperatures reaches the maximum and then for a further minute. Alternatively, the system may be cleaned and disinfected prior to being put back into use.	During periods of Low demand (Holidays etc.)
POU Filters - Record the service start date and lifespan or end date and replace filters as recommended by the manufacturer (0.2µm membrane POU filters should be used primarily as a temporary control measure while a permanent safe engineering solution is developed, although long-term use of such filters may be needed in some healthcare situations)	According to manufacturer's guidelines
Multiple use filters – backwash and regenerate as specified by manufacturer.	According to manufacturer's guidelines

Appendix 1 The Control of Legionella Bacteria in Water Systems

The purpose of this survey and report is to establish and outline a detailed record of the extent, condition, and design of the water systems within this property and to assess the risk of exposure to bacteriological contamination posed by the systems, particularly Legionella species and the potential to cause Legionnaires Disease. The Risk assessment considers the chain of events leading to the potential infection by Legionella sp:

- Contamination
- Amplification
- Transmission
- Exposure
- Host susceptibility
- Managing the risk

This survey and report have been carried out in accordance with Health and Safety Commission (HSC) Legislation L8 Fourth Edition Nov 2013 titled Legionnaires' Disease: The Control of Legionella Bacteria in Water Systems and HSG 274 Legionnaires' Disease Technical Guidance Part 2: The control of legionella bacteria in hot and cold-water systems and Part 3 The control of legionella bacteria in other risk systems.

There are several other Codes of Practice, Guides, Technical Memoranda and Notes all designed to offer specific advice. "Legionnaire's disease, the control of legionella bacteria in water systems, approved code of practice and guidance L8, produced by the Health & Safety Commission" specifically highlights the need of all those who have responsibilities under the Health & Safety at Work Act etc. 1974 and Control of Substances Hazardous to Health Regulations 1988, to ensure that all reasonably practical measures should be taken to control the risk.

- As detailed in the above documentation, the client is required to:
- The need to identify and assess the risk from Legionella Bacteria and Scalding from the water systems within buildings.
- Prepare a written scheme for preventing or controlling the risk.
- Implement and manage remedial works or precautionary measures.
- To instigate a programme of regular monitoring & inspection, cleaning, and where required disinfection
- Maintain and keep records (for at least 5 years) of the control regime results and findings.

This report should be used in conjunction with the organisations other Legionella management documentation. All recommendations and control measures in this report are made specifically for the operational requirements of this site and should be considered along with budgetary restrictions and available timescale / manpower.

This report has been compiled together to assist those with the responsibilities for water systems in buildings. The report has been formulated in such a way so that when the various sections of the guide are completed with site details, and regular routines for monitoring, testing and maintenance / cleaning / disinfection are followed, the user will comply with current requirements.

This report has been produced in loose-leaf style to aid the addition of updates as and when legislation changes and to aid the addition of updated information. Information can also be added to suit specific needs.

The Principles of Risk Assessment

A detailed risk assessment should be undertaken at any site where a significant risk exists, these could include: -

- Hospitals
- Health care premises
- Hotels
- Office and Workshop facilities
- Schools
- Any establishment where volumes of water are stored and the potential for droplet formation exists.

Experience has shown the following areas to be the most problematic: -

- Water systems incorporating a cooling tower.
- Hot and cold-water storage and services
- Spa pools and baths in which warm water is deliberately agitated and recirculated.

The purpose of the risk assessment is to: -

- Investigate the systems operation.
- Generate schematic diagrams (if not available)
- Identify problematic areas.
- Make recommendations for any remedial work which may be required to reduce or eliminate the potential risk.

All information gathered during the inspection will be formulated in a standard manner. The following information should be stored and updated within the document to ensure compliance with the Approved Code of Practice produced by the Health and Safety Executive: -

Organisation structure, outlining managerial responsibility, which should include all emergency contact numbers.

- All information and recommendations identified by the inspection.
- A schematic diagram of the system
- Maintenance procedures relating to items within the system.
- Test results from a UKAS accredited laboratory and certificates of chlorination
- Training records of staff undertaking maintenance work.
- COSHH data relating to any substances used.

Precautionary Measures

Having assessed the risk, it will be necessary to determine the appropriate precautions. The main objective is to operate water services under conditions, which do not permit the growth of legionella bacteria. It is also important to ensure that the system is clean in order to minimise the opportunity for bacterial contamination.

The primary objectives should be to avoid conditions, which permit legionella bacteria to proliferate and to avoid creating a spray or aerosol. Where this is impractical the risk may be controlled by minimising the release of droplets and by preventing water conditions which permit legionella to proliferate. Legionella bacteria may be present in very low concentrations in many water systems but by careful control it will be prevented from multiplying.

In general, proliferation may be avoided by:

- Avoiding water temperatures between 20°C and 45°C. Water temperature is a particularly important factor in the control of risk.
- Avoiding water stagnation. Stagnation may encourage the growth of biofilm (slimes that form on surfaces in contact with water) which can harbour legionella and provide local conditions that encourage its growth. If

water is allowed to stand for long periods in a warm building or in hot weather its temperature is more likely to rise above 20°C.

- Avoiding the use of materials in the system that can harbour or provide nutrient for bacteria and other organisms.
- Keeping the system clean so as to avoid the build-up of sediments, etc. Which may harbour bacteria or provide a nutrient source for them.
- The use of a suitable water treatment programme where it is appropriate and safe to do so.
- Ensuring that an effective monitoring and maintenance programme is in place and the system operates safely and correctly. Please see section 5.3 for further guidance.

Review Date of Risk Assessment

As defined by BS8580:1 2019 section 10: The review date of the risk assessment is based on the complexity of the site and anticipated risk

Risk assessment is an ongoing process which should be continually reviewed and updated as and when there are changes.

NOTE 1 For simple assessments of inherently low risk water systems, the risk review could be performed by the competent person providing they have the appropriate level of competence to do so. However, for complex water systems with inherently higher risks, such as cooling towers and for water systems in healthcare, or where additional expertise is required, it is helpful to have a periodic review process involving competent help, for example, regular formal review of the performance of the risk control measures with an appropriate specialist independent consultant or with a hospital authorizing engineer being present at water safety group (WSG) meetings. This would typically range from monthly to annually dependent upon the perceived risk. The output of this review process is a determination of the need for formal reassessment of the risk.

The original risk assessment should be formally reassessed when there are significant changes to ensure that it remains valid for example, when there are:

- Changes to the water system or its use;
- Changes to the use of the building or part of the building in which the system is installed;
- Changes to the availability of information about risks or control measures;
- Indications that control measures are no longer effective;
- Any of the factors leading to the infection of a human by Legionella spp. which should be considered in any risk assessment process:
 - a)contamination;
 - b)amplification;
 - c)transmission;
 - d)exposure; and
 - e)susceptibility of individuals exposed.
- New construction works or system modifications planned; or
- changes to the key personnel, contractors and service providers.

Where a reassessment has not been triggered by the above, there should be a policy of planned reassessment.

NOTE 2 Water systems with higher inherent risk or complex water services where changes are poorly documented may need to be reassessed frequently, e.g. annually, whereas for water systems with a lower inherent risk, or those where all changes are recorded and where systems are well managed, it may be sufficient for a formal reassessment to be performed every 2 to 5 years.

NOTE 3 It is unlikely that circumstances will be so stable that a risk assessment will not need reassessing within this period, in particular, due to staff and management changes. In reality, so many changes occur with time that it is difficult to keep track of them all, for example, general ageing and deterioration of the system and its equipment.

Any new risk assessment report should recommend a reassessment frequency based on the current and expected future risk.

When reviewing a current risk assessment report to determine whether it remains valid, the competent person(s) or the water safety group should consider:

- The key risks identified and how these are changing over time;
- The monitoring data for the controls in place;
- Whether key risks are being managed so far as is reasonably practicable;
- Resources and how they are prioritized; and
- Escalation of risk management issues.

In particular, the assessor should consider:

- The training and experience of the duty holder and competent person and those with any input into management and control, e.g. samplers, temperature monitors;
- any known changes to supplier, owner and equipment, e.g. a change management process;
- schematic diagrams to see if they show any known changes;
- whether the audit trail of documents in the written scheme of control has been maintained;
- the monitoring records for the cleanliness and condition of the system, including materials;
- appropriate actions have been taken in a timely manner in response to monitoring;
- the risk assessment and current scheme of control to ensure these can be read and that they make sense as standalone documents and are not just lists of cross--references; and
- control measures and independently measure, for example, temperature and/or biocide concentration.

Information Disclaimer

This survey was carried out on only the parts of the premises, which were made accessible to the surveyor. Any water services found in any part of the building, which was not made available, are not included in this report and exclusion of these systems does not indicate absence.

Whilst every effort is made to ascertain the correct information regarding the site layout and system plant information, the consultant must rely on site staff knowledge and any available system drawings. Lack of such knowledge or information may lead to assumptions, on the part of the consultant, and will be stated as such in the report.

It should be noted that whilst this report may refer to shortfalls or failings to the current water regulations requirements, these are not exhaustive as the report is not aimed at addressing water regulation compliance status. This may lead to some water regulations shortfalls which may exist but are not reported or commented on. Should water regulations compliance be required then further investigations should be undertaken.

All schematic drawings included within this report are based on the available knowledge of the systems gained by the assessor at the time of the visit and any supporting information provided by the site staff. We cannot guarantee that all pipework passing under-ground or through wall, ceiling has been traced, and it is possible that certain systems dead legs, dead end may not have been identified as this was not an intrusive survey. As a result, the schematic diagram(s) contained within this report only details the visible or assumed pipework.

Whilst every effort has been made to ensure the accuracy of the content of this document Life Environmental Service does not accept responsibility for any omissions.

Appendix 2 Action in the Event of an Outbreak of Legionnaires Disease

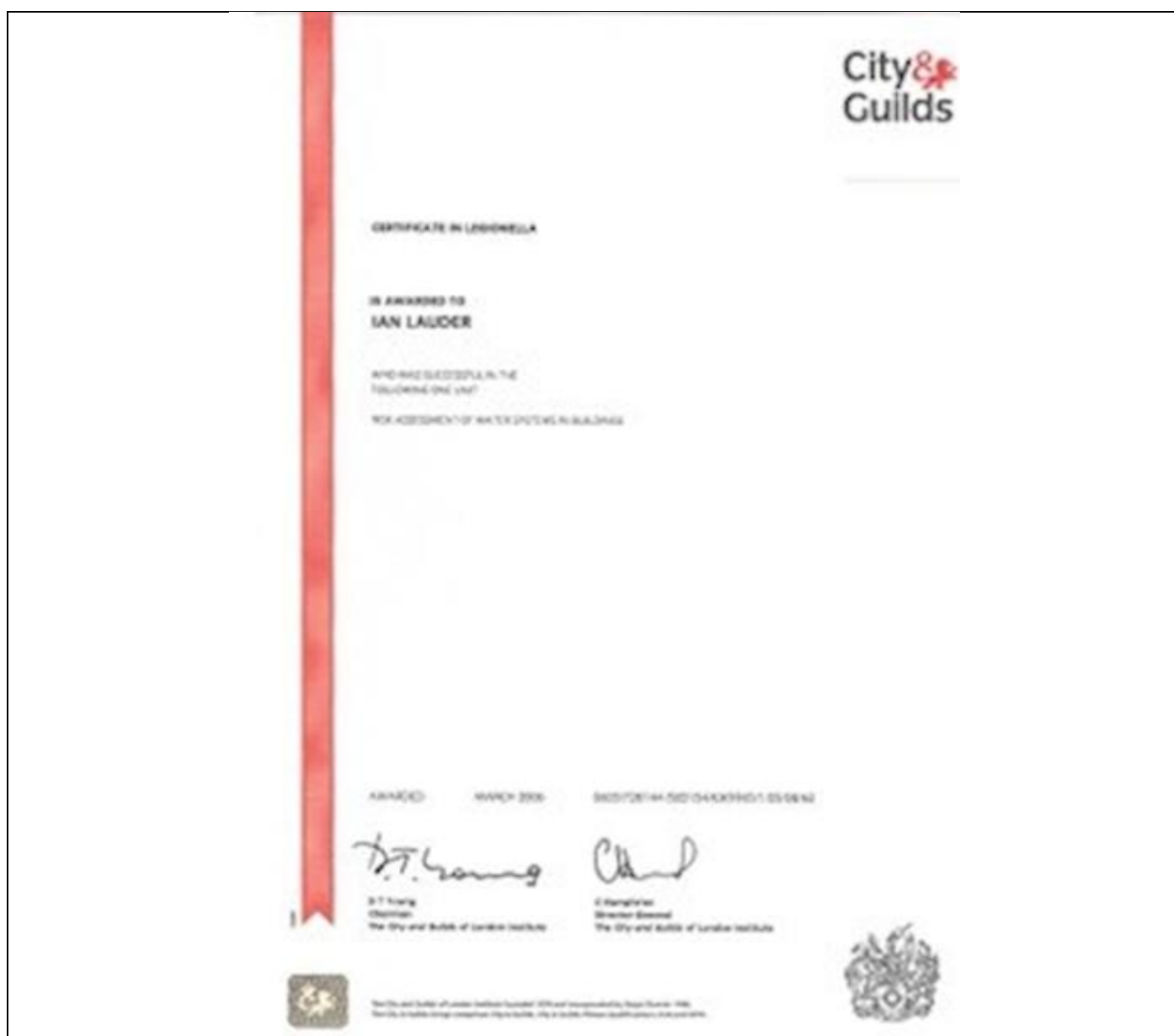
1. In England and Wales, Legionnaires' disease is notifiable under the Health Protection (Notification) regulations 2010 and in Scotland under the Public Health (Notification of infectious Diseases) (Scotland) Regulations 1988. Under these Regulations, human diagnostic laboratories must notify Public Health England (PHE), Public Health Wales (PHW) or Health Protection Scotland (HPS) (see further sources of advice) of microbiologically confirmed cases of Legionnaires' disease.
2. An outbreak is defined as two or more cases where the onset of illness is closely linked in time (weeks rather than months) and where there is epidemiological evidence of a common source of infection, with or without microbiological evidence. An incident / outbreak control team should always be convened to investigate outbreaks. It is the responsibility of the Proper Officer to declare an outbreak. The Proper Officer appointed by the Local Authority is usually a Consultant in Communicable Diseases Control (CCDC) in England and Wales, or the Consultant in Public Health Medicine (CPHM) in Scotland. If there are suspected cases of the disease, medical practitioners must notify the Proper Officer in the relevant authority.
3. Local authorities will have jointly established incident plans to investigate major outbreaks of infectious diseases, including Legionellosis, and it is the Proper Officer who activates these and invokes an outbreak committee, whose primary purpose is to protect public health and further infection.
4. HSE or local environmental health officers (EHO's) may be involved in the investigation of the outbreaks, their aim being to pursue compliance with health and safety legislation. The local Authority, Proper Officer or EHO acting on their behalf will make a visit, often with the relevant officer from the enforcing authorities (i.e. HSE or the local authority) for health and safety reasons. Any infringements of relevant legislation may be subject to a formal investigation by the enforcing authority.
5. There are published guidelines (by PHE, PHW and HPS) for the investigation and management of incidents, clusters, and outbreaks of Legionnaires' disease in the community. These are for England and Wales, Guidance on the Control and Prevention of Legionnaires' disease in England and for Scotland, Guidance on management of Legionella Incidents, Outbreaks and Clusters in the community.
6. If cooling water systems has been implicated in an outbreak of Legionnaires' disease, emergency disinfection and cleaning of that part of the system must take place as soon as possible, in accordance with the site incident plan.
7. If a water system is implicated in an outbreak of Legionnaires' disease, emergency treatment of that system should be carried out as soon as possible. This will usually involve the process detailed in HSG274, Part 2 paragraphs 2.124 – 2.135.

Appendix 3 Risk Assessor Competency Statement & Equipment List

Competency

Our risk assessors are trained in accordance with the requirements of the Legionella Control Association for service providers. All risk assessors employed by Life Environmental are periodically reviewed in-line with the Legionella Control Association Skills and Knowledge Matrix and Competence Auditing. A current record of assessment is maintained along with a summary of previous and current training and in-field audits. Training is conducted both internally and via external bodies such as City and Guilds and British Occupational Hygiene Society. Training includes practical training on-site and theoretically in classroom sessions, also via on-line services. Additional training information is available on request.

The Lead Assessor is approved for this level of work in line with Life Environmental Services procedure QSOP9.1 and recorded on Form 245. A copy of these documents are available upon request. A copy of the qualification is found below.



Equipment & PPE

Our assessors complete and submit a monthly vehicle, equipment and PPE checklist. Audits are also carried out by line managers at team meeting or when on site during competence audits. Surveyors stepladders are inspected before use and are routinely checked as part of our Ladder tagging scheme. All devices such as Thermometers are routinely calibrated and records can be made available.

Equipment List:

Thermometer and probes, surveyors step ladder, Tablet and phone, camera, torch/head torch, sampling kit, toolbox and tools, keys.

PPE List:

Respiratory protective equipment (RPE), Gloves (single use disposable), protective gloves (chemical resistant), safety goggles/glasses, safety boots, hardhat, ear protection, eye wash, first aid kit.

Appendix 4 Glossary of Terms

U.K.A.S.	United Kingdom Accreditation Service
C.O.S.H.H.	Control of Substances Hazardous to Health
T.V.C.	Total Viable Counts
Galv	Galvanised
Cu	Copper
Leg	Legionella
Bacti	Bacteriological
N/A	Not Applicable
HWS.	Hot Water Services
CWS.	Cold Water Services
Poly	Polystyrene
GRP.	Glass Reinforced Plastic
V	Volts
Ø	Diameter
h	Height
°C	Degrees Centigrade
°F	Degrees Fare height
Kw	Kilo Watts
MDPE.	Medium Density Polyethylene
mm	Millimetre
"	Inch
LTHW	Low Temperature Hot Water
LPHW	Low Pressure Hot Water
TBA	To Be Arranged
Sentinel taps	nearest and furthest outlet from source
F & E	Feed and expansion

Appendix 5 Bibliography

Statutory and Guidance Documents

- Legislation which primarily expresses the requirement for risk assessments for all hazardous substances including microbes be carried out, is: The Health & Safety at Work etc. Act 1974 sections 2,3 and 4 (HSW)
- Control of Substances Hazardous to Health regulations 2002, Regulation 6 (and Control of Substances Hazard to Health Regulations [Northern Ireland] 2003)
- Management of Health & Safety at Work regulations 1999 (and Management of Health and safety at Work Regulations [Northern Ireland] 2000)

The following regulations are also relevant, and it is recommended that anyone commissioning or carrying out Legionella Risk Assessment (LRA) be familiar with their requirements:

- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- The Notification of Cooling Towers and Evaporative Condensers Regulation 1992 (Statutory Instrument 2225)
- The Safety Representatives and Safety Committees Regulations 1977
- The Health and safety (Consultation with Employees) regulations 1996
- The Construction (Design & Management) Regulations 2007

The following industry guidance, technical memorandums and specifications inform building owners, duty holders and service providers how to specify and manage water systems safely:

- Legionnaires' Disease – The Control of Legionella bacteria in water systems – Approved Code of Practice & Guidance on Regulations and Water systems L8 (Fourth Edition) 2013
- HSG 274 Part 1: The control of legionella bacteria in evaporative cooling systems
- HSG 274 Part 2: The Control of legionella bacteria in hot and cold-water systems
- HSG 274 Part 3: The Control of legionella bacteria in other risk systems
- The Water Supply (Water Fittings) Regulations 1999
- The Water Supply (Water Quality) Regulations 2010
- Health Technical Memorandum 04-01: 'The control of Legionella, Hygiene, "Safe" hot water, cold water and drinking water systems Parts A&B.
- Health Technical Memorandum 01-05: Decontamination in primary care dental practices.
- Health Technical Memorandum 03-01: Specialised ventilation for healthcare premises: Part B Operational management and performance verification.
- HSG282 2017, The control of legionella and other infectious agents in spa-pool systems.
- BS8558:2015 Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages.
- National Health Service Model engineering specification D08 Thermostatic mixing valves (healthcare premises)
- BS1710: 2014 British Standard specification for identification of pipeline and services
- BS8580-1:2019 Water Quality – Risk Assessments for Legionella Control – Code of Practice

- BS 8680: 2020 Water quality. Water safety plans. Code of practice
- BS 8554:2015 Code of practice for the sampling and monitoring of hot and cold-water services in buildings
- BS7592: 2022 Sampling for Legionella bacteria in water systems. Code of practice
- PD 855468:2015 Guide to the flushing and disinfection of services supplying water for domestic use within buildings and their curtilages
- BSRIA Application Guide AG20/2000 Guide to Legionellosis – Risk Assessments
- The Public Health (Infectious diseases) Regulations 1999
- Safety, Health and Welfare at Work Act 2005
- Safety in Industry Act 1980
- The Chemicals Act 2008 & Chemicals (Amendment) Act 2010
- HPSC National Guidelines for the Control of Legionellosis in Ireland, 2009
- HPSC Guidelines for the Prevention and Control of Infection from Water Systems in Healthcare Facilities
- Irish Water Connections and Developer Services Code of Practice for Water Infrastructure

Appendix 6 Legionella Control Association Certificate



Legionella Control Association

A Code of Conduct for Service Providers

Certificate of Registration

This is to certify that the following company has submitted a registration under the Conditions of Compliance as laid out in the LCA's Code of Conduct for Service Providers

Name of Company: **Life Environmental Services Limited**

Registration Number: **2009/1952** Certificate valid until: **31st August 2025**

Registration under the following services categories:

(1) Legionella Risk Assessment Services

- 1.1 Hot and Cold Water Systems Risk Assessment
- 1.3 Process and Other Systems Risk Assessment
- 1.4 Healthcare Risk Assessment

(3) Hot and Cold Water Monitoring and Inspection Services

(4) Cleaning and Disinfection Services

- 4.1 Hot and Cold Water Systems Cleaning and Disinfection
- 4.3 Process and Other Systems Cleaning and Disinfection

(6) Training Services

(7) Legionella Monitoring Services

- 7.1 Sampling
- 7.4 Interpretation of Analysis

(8) Plant and Equipment Services

- 8.3 Servicing/maintenance
- 8.4 Refurbishment

This Certificate is only valid if the Company named is listed on the LCA website www.legionellacontrol.org.uk/directory.php



Signed:

John Smith

Chairman, Executive Committee

Verdad

Certificate Secretary



Legionella Control Association Limited. www.legionellacontrol.org.uk

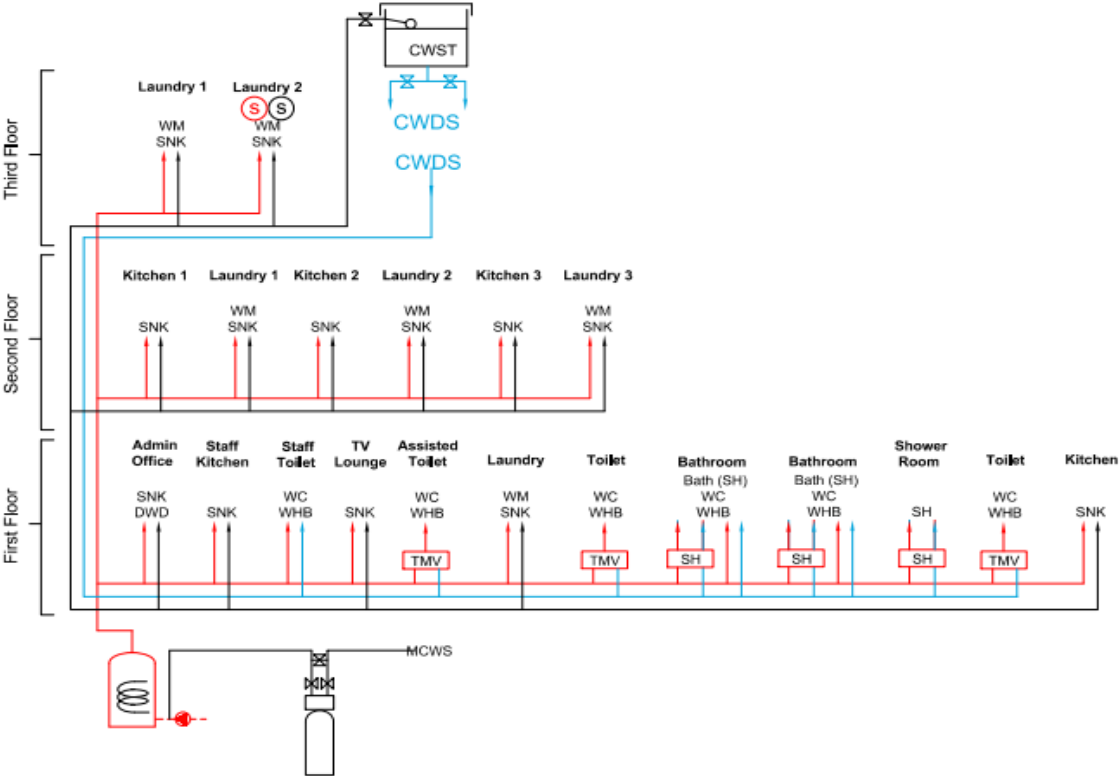
Registered in England and Wales No. 8502723

The legal duty to comply with relevant health and safety legislation (including avoidance or control of risk to exposure to Legionella bacteria) rests solely with the statutory dutyholder, being either the employer or the person in control of the premises or systems where any relevant risk is present, and this cannot be delegated. Specific functions (e.g. carrying out risk assessment) can be delegated and the Legionella Control Association (LCA) Code of Conduct is designed to help service providers, who also have duties under health and safety legislation, to establish appropriate management systems for the prevention or control of risk from Legionella bacteria. The LCA assesses the management systems of LCA members upon initial registration, reviews annually upon re-registration, and re-assesses by annual company audits. The LCA cannot and does not carry out other regular supervision of its members' commitments to the Code of Conduct nor their compliance with other LCA guidelines. A valid LCA certificate of registration (which is only valid if the Company named is listed on the LCA website www.legionellacontrol.org.uk/directory.php) confirms only that a service provider has satisfied LCA requirements at registration and its most recent company audit. It does not confirm the service provider's actual or continuing compliance with their commitments to the LCA Code of Conduct and/or other LCA guidelines. The LCA does not approve specific products or services as being effective in controlling Legionella or verify the competence of service providers' staff and sub-contractors, which is the duty of the service provider and the statutory dutyholder. The LCA accepts no liability for any omission or any act carried out in reliance on the LCA Code of Conduct or other LCA guidelines, or any loss or damage resulting from non-compliance with such documents.

Legionella Management and Control
Risk Assessment Report



Appendix 7 System Schematic Diagram



Legionella Risk Assessment		Life Environmental, Cheadle Point, Cheadle Place, SK8 2JZ www.lifeenvironmental.co.uk Registered in England No. 3053057	Drawn by	At
Site: 1 Jamaica Street Communal Area			Date of RA	17/10/2024
Job Number: L169610			Page	1 of 1