

Legionella Risk Assessment

Prepared by Your Company Name

This report took 5 SECONDS to produce & a few MINUTES to collect the data on site!

Download the app for FREE at
www.pocketsurvey.com



Your Address

Your Town

County, Post Code

Email: youremail@yourdomain.com

Web: your.web.site

Tel: Your Phone Number

Luton Square Retail Park, Accrington, WA11 9QD



Overall Rating:

Building Address

Dixons
Luton Square Retail Park
Accrington
WA11 9QD

Client

Client 1

Surveyed Date

3rd October 2017 by Inspector 3

Contents

1	INTRODUCTION	4
2	ASSESSMENT OVERVIEW	5
3	ASSESSED ITEMS IN DETAIL	6
	BOILER	6
	COLD WATER OUTLETS	6
	COLD WATER STORAGE	6
	DEADLEGS	6
	DOMESTIC APPLIANCES	7
	EYE WASH SPRAYS	7
	HOT WATER STORAGE	7
	POINT-OF-USE WATER HEATERS	7
	SPRINKLERS	8
	THERMOSTATIC VALVES	8
	WATER FOUNTAINS	8
	WATER HEATERS	9
	WATER SUPPLY	9
4	SCOPE OF WORKS & EXCLUSIONS	10
5	DECLARATION	11
	APPENDIX: SCHEMATICS	12
	APPENDIX: PHOTOGRAPHS	13

About this Legionella Risk Assessment

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

PS Sample

1 INTRODUCTION

This report provides a record of the Legionella Risk Assessment at: **Luton Square Retail Park, Accrington, WA11 9QD** for **Client 1**. It was surveyed by **Inspector 3** of **Your Company Name** on the **3rd October 2017**.

The Client Client 1

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

Responsible Person Owner

Building Address Luton Square Retail Park, Accrington, WA11 9QD

Inspector Inspector 3 of Your Company Name

Survey Date 3rd October 2017

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

Specifically to assist the client in:

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

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

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

2 ASSESSMENT OVERVIEW

BUILDING DETAILS

Building Type Retail Shop with accommodation

Building Construction 3000

Building Date 1991

Susceptible Occupants Yes





ASSESSMENT DATES


Current Inspection 3rd October 2017


Review Bi-Annually


PS Sample


3 ASSESSED ITEMS IN DETAIL


Boiler		<i>Boiler Room</i>	Borderline	3.1
Combination				
Actions * Ensure boiler temperature is 60c <i>Urgent by 2017-11-03</i>	Compliances - None Non Compliances - Boiler temperature set at below 60C		(Photo 12) 	
Cold Water Outlets		<i>Kitchen</i>	Passed	3.2
Mixer				
Actions * None	Compliances - Cold water temperature under 20c - No visible contamination - No visible lime scale deposits Non Compliances - None		(Photo 8) 	
Cold Water Storage		<i>Loft</i>	Borderline	3.3
Non-insulated galvanized tank				
Actions * Empty tank and clean <i>Essential by 2017-10-10</i>	Compliances - Tight fitted lid Non Compliances - Visible corrosion		(Photo 9) 	
Deadlegs		<i>Disabled Toilet</i>	Failed	3.4
Any type				
Actions * Remove deadlegs <i>Urgent by 2017-10-12</i>	Compliances - None Non Compliances - Visible contamination - Visible corrosion		(Photo 4) 	


Domestic Appliances		<i>Kitchen</i>	Borderline	3.5
Dish Washer				
Actions * Overhaul or repair <i>Urgent by 2017-10-12</i>	Compliances - Used regularly Non Compliances - Visible contamination		(Photo 3) 	


Eye Wash Sprays		<i>Staff Room</i>	Passed	3.6
Any type				
Actions * None	Compliances - No visible contamination Non Compliances - None		(Photo 2) 	


Hot Water Storage		<i>Boiler Room</i>	Borderline	3.7
Elson tank 110 litres				
Actions * Carry out full maintenance plan <i>Essential by 2017-10-10</i>	Compliances - No visible contamination - No visible corrosion Non Compliances - Visible contamination - Low flow water temperature		(Photo 7) 	


Point-of-use Water Heaters		<i>Ladies Toilet</i>	Passed	3.8
Electric				
Actions * None	Compliances - No visible corrosion - Used regularly Non Compliances - None		(Photo 10) 	

Sprinklers		<i>Office Areas</i>	Passed	3.9
Any type				
Actions * None	Compliances - None Non Compliances - None		(Photo 1) 	

Thermostatic Valves		<i>All Rooms</i>	Passed	3.10
Radiator valve				
Actions * None	Compliances - Good head distance Non Compliances - None		(Photo 5) 	

Water Fountains		<i>Office Areas</i>	Passed	3.11
Floor standing				
Actions * None	Compliances - Running temperature under 20c - No visible lime scale deposits - No visible contamination - No visible corrosion - Drain fitted Non Compliances - None		(Photo 6) 	

Water Heaters		<i>Gents Toilet</i>	Failed	3.12
Point of use				
Actions * Carry out full maintenance <i>Urgent by 2017-11-03</i>	Compliances - None Non Compliances - Visible lime scale deposits - Visible corrosion	(Photo 11) 		

Water Supply		<i>Staff Room</i>	Passed	3.13
Mains with alkathene piping				
Actions * None	Compliances - No visible lime scale deposits - No visible contamination - No visible corrosion - Water softener installed - Backflow prevention in place - Pipework insulated Non Compliances - None	(Photo 13) 		

4 SCOPE OF WORKS & EXCLUSIONS

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

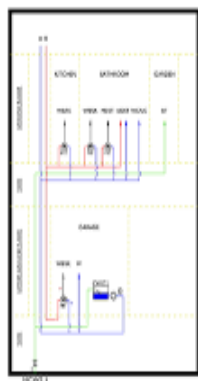
5 DECLARATION

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

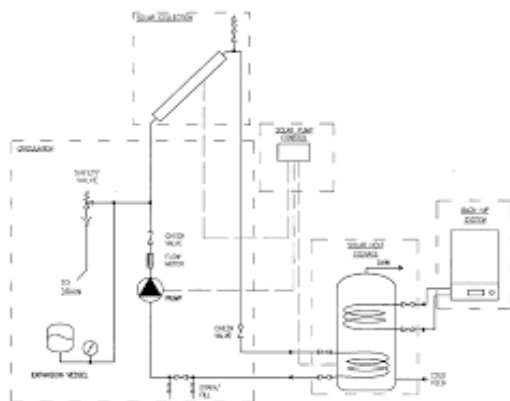
Surveyed By	Inspector 3
Signature	For Your Company Name
Date	3rd October 2017
Checked By	
Signature	For Your Company Name
Date	

PS Sample

APPENDIX: SCHEMATICS



NO.	DESCRIPTION
1	3PH 400V SUPPLY
2	MAIN SWITCH
3	3PH 400V SUPPLY
4	3PH 400V SUPPLY
5	3PH 400V SUPPLY
6	3PH 400V SUPPLY
7	3PH 400V SUPPLY
8	3PH 400V SUPPLY
9	3PH 400V SUPPLY
10	3PH 400V SUPPLY
11	3PH 400V SUPPLY
12	3PH 400V SUPPLY
13	3PH 400V SUPPLY
14	3PH 400V SUPPLY
15	3PH 400V SUPPLY
16	3PH 400V SUPPLY
17	3PH 400V SUPPLY
18	3PH 400V SUPPLY
19	3PH 400V SUPPLY
20	3PH 400V SUPPLY
21	3PH 400V SUPPLY
22	3PH 400V SUPPLY
23	3PH 400V SUPPLY
24	3PH 400V SUPPLY
25	3PH 400V SUPPLY
26	3PH 400V SUPPLY
27	3PH 400V SUPPLY
28	3PH 400V SUPPLY
29	3PH 400V SUPPLY
30	3PH 400V SUPPLY
31	3PH 400V SUPPLY
32	3PH 400V SUPPLY
33	3PH 400V SUPPLY
34	3PH 400V SUPPLY
35	3PH 400V SUPPLY
36	3PH 400V SUPPLY
37	3PH 400V SUPPLY
38	3PH 400V SUPPLY
39	3PH 400V SUPPLY
40	3PH 400V SUPPLY
41	3PH 400V SUPPLY
42	3PH 400V SUPPLY
43	3PH 400V SUPPLY
44	3PH 400V SUPPLY
45	3PH 400V SUPPLY
46	3PH 400V SUPPLY
47	3PH 400V SUPPLY
48	3PH 400V SUPPLY
49	3PH 400V SUPPLY
50	3PH 400V SUPPLY



PS Sample

APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)



[Photo 8](#)



APPENDIX: PHOTOGRAPHS

[Photo 9](#)



[Photo 10](#)



[Photo 11](#)



[Photo 12](#)



[Photo 13](#)

