

Legionella Risk Assessment – Guide to what you would receive from a Riverside Assessment


Legionella risk assessments must be completed every 2 years to comply with ACoP L8, their job is to identify all risks or potentials risks from Legionella present on your site.

Our Legionella risk assessments are designed to give you the relevant information, linked to recognisable locations and finished with achievable risk management plans.

Our reports have a simple indexing system so you can quickly locate the information you need.

The sections include separate areas for:

- Introduction
- Site Description
- System Condition Survey Reports
- Asset Findings
- Management Review
- Recommendations
- Appendices – Photographs, Schematics, Glossary



Contents

Section	Description	Page
1	Introduction Introduction to legionella bacteria and the relevant legislation	3
2	Site Description Description of the building complex and the domestic water services present	6
3	System Condition Survey Reports Survey findings of the main components of the domestic water system	7
4	Asset Findings A compiled list of equipment associated with the domestic water services within the building complex	24
5	Management A review of the Health and Safety management structure and monitoring for the control of legionella bacteria	26
6	Recommendations Remedial actions based on the findings from the domestic water services survey and management review	28
7	Appendices I – Photographic Reference II – Schematics III – Glossary of Terms IV – About Riverside Environmental	36


Our reports have a separate section containing all our survey information, this is so that you can go to the source of our recommendations and see in detail the information gathered from each item of equipment. Keeping it in a separate section ensures the report remains manageable.

Each item of equipment is clearly identified with an asset number, location and description.

All the survey information including tests and visual inspection notes are then supplied in a clear, understandable table.

We highlight any problems we find in red so that you can immediately identify any areas of concern.

Finally a reference is given to the relevant photograph in the appendices.



Cold Water Storage Tanks

System Reference	CWST 01 (left)		
Location	Loft space near room 21		
Dimensions (metric)	WIDTH	LENGTH	HEIGHT
	650	970	630
Tank Capacity (litres)	Approx. 397L		
Connected directly to other tanks	Yes – CWST 02		
Services areas supplied	Domestic cold water down services to outlets within rooms 21 – 26, shower room and 2 x washrooms (presumed)		
Accessibility to internal surfaces	Poor – storage within loft space hindering access, and no footing in place		
Construction Material	Plastic		
Lid Material	Plastic		
Fitting of lid	Poor – collapsed and not firmly attached		
Screened Air Vent Present	Yes		
Insulation details: Type & % coverage	Plastic Jacket 80% - no insulation to lid (lying on floor of loft space)		
Scale Present	Light		
Rust Present	None		
Internal Coating - Condition	None		
Bacterial Growth	None		
Sediment	Moderate		
Water Appearance	Clear		
Flots am Present	None		
Smell in tank	None		
Throughput	Moderate		
Temperatures °C (Surface & inlet)	Surface – 6.3°C Inlet – 5.9°C		
Overflow screened	Yes		
Position of float valve & outlet(s)	Same side – small tank		
Open vent from calorifier over tank? - signs of discharge?	Yes – 30mm copper (plastic bag covers pipe within the tank)		
Additional information	2 x ball valves serve this tank. The vent pipe entering the tank could be re-routed to the adjacent F & E tank.		
Photographic Reference	1 - 4		

Once all the information has been provided our reports contain a recommendation section which gives clear, concise recommendations rated for risk and priority from 0-4.

The colour coded system means that as you look through our recommendations you can instantly see the highest risks requiring immediate action.



Section 6: Recommendations

Risk – Relating to Legionella concerns

Risk Level 0	HAZARD – Serious \ Major LIKELIHOOD – Very Low RISK – Minimal No additional action required
Risk Level 1	HAZARD – Serious \ Major LIKELIHOOD – Low RISK – Slight risk under abnormal operating conditions Take actions when other more significant risks have been completed
Risk Level 2	HAZARD - Serious \ Major LIKELIHOOD – Possible RISK - Possible risk with existing operating conditions Take actions when operationally practicable
Risk Level 3	HAZARD - Serious \ Major LIKELIHOOD – Present RISK - Probable risk with existing operating conditions Take actions as soon as possible
Risk Level 4	HAZARD - Serious \ Major LIKELIHOOD – High RISK - Imminent risk of harm or loss Take immediate action to reduce risk

Priority – Relating to Legionella concerns

Priority Level 0	No additional action required
Priority Level 1	Take actions when other more significant risks have been completed
Priority Level 2	Take actions when operationally practicable
Priority Level 3	Take actions as soon as possible
Priority Level 4	Take immediate action to reduce risk

At the back of the report you will find a fully indexed appendices section giving you photographic evidence of the statements we have made in the report and helping you identify each item of equipment.

A full glossary of terms is also provided so that you have all the information you need to understand the language of Legionella. Our report is written in understandable terms, avoiding jargon where possible so that you should not have to refer to this section too often.

If you would like to discuss your Legionella control requirements with us, please [click here](#) to be taken to our contact page.



Appendices

1 – Photographic Reference



Riverside Environmental Services Ltd provide high quality exposure assessment and monitoring services nationwide. Including; Asbestos, Legionella, COSHH, Air Testing, Occupational Health, Noise and Vibration. See our [full list of services](#) for details.

Riverside Environmental Services Ltd
T 0870 950 0161
E info@riversideenvironmental.co.uk
W www.riversideenvironmental.co.uk