

Policy & Resources Committee

Title:	Legionella Water Risk Assessments 2023
Date:	25 July 2023
Contact Officer:	Andrea Oughton, Operations Manager

Purpose of the Report

1. To provide an update following Legionella Water Risk Assessments carried out by an independent qualified contractor on Monday 19 June 2023. Risk Assessments were completed in accordance with statutory requirements ACoP L8 (2014) 8580 and HSG274.
2. Three Town Council owned sites were assessed: the Town Hall, Maintenance Depot and Changing Rooms at Southern Road Recreation Ground. Identification and assessment of the risk in the report for each site is done on a RAG rating. Items flagged as red needing immediate attention.

Town Hall

3. The report identified two red risks (see below), two amber risks and 9 green risks.

Red Risk	Action
Drinking water tap in downstairs kitchen – filter and tube to be replaced	Replacement filter and tube on order from supplier
Limescale build up on spray taps throughout the building	Limescale to be removed. Change in cleaning schedule to prevent issue reoccurring

Depot

4. The report identified three red risks (see below), two amber risks and 5 green risks.

Red Risk	Action
Dead leg under sink in kitchen upstairs	Removed on 11 July.
Limescale build up on spray taps throughout the building	Limescale removed. Change in cleaning schedule to prevent issue reoccurring
Small hose connected to outside tap	Replace annually and record action

Changing Rooms – Southern Road Recreation Ground

5. The building apart from the outside disabled toilet has been drained of water, as a result no monitoring is required. The disabled toilet is mains water fed.

6. The report identified two red risks (see below) and two green risks.

Red Risk	Action
Limescale build up on spray taps in disabled toilet	Limescale removed. Change in cleaning schedule to prevent issue reoccurring
Disabled toilet only provides cold water. It is a legal HSE requirement to provide both hot and cold water where there is a disabled toilet.	Install a point of use water heater OR Remove disabled toilet classification by removing signage and assistance rails

Summary

7. It should be noted that monthly legionella testing is carried out at all three sites. Overall, the risks are low, identified red risks have been or are in the process of being addressed.
8. Amber risks at the Town Hall and Depot sites identified slight changes to monthly monitoring and record keeping, these have been addressed.
9. It should be noted that as a landlord the Town Council is a Duty Holder and has a responsibility to ensure its tenants comply with statutory requirements to manage and control the risk of legionella; As such we are in the processes of setting up an annual check with all our tenants.

Recommendation:

- i) To note the report*