

STAVERTON PARISH COUNCIL

LEGIONNAIRES' DISEASE - RISK ASSESSMENT - February 2025

Following recent repairs to the Village Hall central heating system it was recognised that the installation did not fully conform to the latest BS standards. A new central heating system was installed and redundant pipework was removed in 2018 following expert advice.

Property Address	STAVERTON VILLAGE HALL CYGNET WAY STAVERTON BA14 8UU	
RESPONSIBLE PERSON/ LEAD COUNCILLOR	Cllr Jeff Gibson	
Date of assessment	Feb-25	
Visitors to the Hall	Adults, Children and possibly vulnerable adults and children.	
Type of System	Worcester Greenstar Gas Combination Boiler If you use your water system regularly, then there is virtually no risk. In fact, the Health & Safety Executive thinks that the risk is virtually nothing especially if you have a combi boiler fitted.	Modern combi boilers pose a lower risk than older models as they keep the water moving.
1. Water Outlet Temperature	Is cold water below 20 degrees Centigrade at outlets? Is the hot water temperature above 50 degrees Centigrade at outlets?	Yes Yes
	Defect/Risk Recommendation:	Low Used Qualified Contractor
2. Hot Water	Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60 degrees centigrade? <i>Temperatures above this can cause scalding to users. (setting should be set and maintained at 60 degrees centigrade)</i>	Yes
	Defect/Risk Recommendation:	Low Certified Installation Heating Engineer installed a new combi gas boiler in 2018 Consulted over Legionella risks re temperature redundant pipework etc.
3. Little Used Outlets	Are there any water outlets that are used less than once Per week? Yes, Shower facility in second toilet.	Cleaner to carry out instructions. A Chart is on the back of the door and cleaner to initial to say flushing has been carried out. Reinstated in Jan 2024 Shower Cubicle in second toilet room. Not expected to be used regularly, however taps will need to be run for 5 mins every week. At the beginning of a hire period, Cleaner to be instructed to run the water for 15 minutes to flush the system.

Defect/Risk
Recommendation:

Holiday period risk
All taps to be flushed for 5 mins after holiday break.

4. Shower Heads

Are there any showers in the property?
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One shower in second toilet

Defect/Risk
Recommendation:

Legionella
All other showers and pipework removed 2018

5. Dead legs and redundant pipework.

Are there any deadlegs in the property?
<i>Deadlegs are sections of pipework which are redundant and have little or no through flow of water and can allow water to stagnate in the system.</i>
<i>Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis. Identify any risks and related recommendations associated with dead legs. Identify action taken and responsible person.</i>

No

Defect/Risk
Recommendation:

Legionella
All removed in 2018

5. Unoccupied property

Is the property left unoccupied for periods of time e.g. over Christmas and New Year.
<i>During periods of unoccupancy all outlets on hot and cold water systems should be flushed through at least once a week for at least 5 minutes. For long periods consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for at least 5 minutes. Aerosol production should be minimised during this process.</i>

Yes

Defect/Risk
Recommendation:

Village Hall closed for two weeks over Christmas
Cleaner asked to run hot & cold water for at least 5 minutes weekly

The assessment is complete and should be reviewed regularly (at least once a year) and specifically when there is reason to suspect it is no longer valid. You should ensure that the recommendations above are implemented and any existing controls maintained.

SIGNED:

DATE: February 2025

PRINT NAME: JUNE JONES, STAVERTON PARISH CLERK
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LEGIONNAIRE'S DISEASE RISK ASSESSMENT REVIEW

Address	Staverton Village Hall
Date of assessment	
Assessment carried out by	

Tick the boxes on the right if the answers are true!

Since the original risk assessment was carried out:

Has there been a change to the water system or the way it is used by occupants?

☐

Has there been a change to the use of the building where the system is installed?

☐

Is there new information available about risks or control measures?

☐

When testing the temperature of the water in the system, does hot water flow from any outlets at a temperature of below 50 degrees centigrade?

☐

When testing the temperature of the water in the system, does cold water flow from any outlets at a temperature of above 20 degrees centigrade?

☐

Are the current visitors more susceptible due to their age, health or lifestyle?

☐

Has there been a case of Legionnaires Disease associated with the system?

☐

If you have ticked in response to any of the questions above, a new risk assessment should be carried out by a competent person.

SIGNED:

DATE:

PRINT NAME: