



FRAMLINGHAM TOWN COUNCIL

REVIEW OF THE RISKS OF LEGIONNAIRES' DISEASE

The documents “Legionnaires disease – A guide for the employers” and the “Control of legionella bacteria in water systems: Audit checklists” have been reviewed.

PART 1: Identifying the Risks

Framlingham Town Council is responsible for the following locations where water systems are used: the Office at 10 Riverside, the Cemetery, the Pageant Field and the Allotments.

Q: At any of the above locations, are conditions present which will encourage bacteria to multiply?
For example – is the water temperature between 20-45°C?

A: Yes – but the only location affected is 10 Riverside. All of the other locations are served by mains water supplies, which are low temperature, have no tanks/storage systems and are regularly flushed. The office at 10 Riverside has a hot water tank, toilet cisterns and a cold water system, all of which are potentially a risk.

PART 2: Assessing the Risks

The risks of Legionnaires' disease are assessed as *insignificant* at 10 Riverside because:

- The water supply to the kitchen is via the mains.
- The hot water system keeps hot water above 50°C – **Action 1.**
- Water in the toilet cisterns will remain <20°C, except during the summer – **Action 2.**
- There is no method of dispersal of the water droplets from an affected system.

PART 3: Actions

1. Regularly review the performance of the boiler and the hot water system, servicing, repairing or replacing components as necessary to keep water temperatures >50°C.
2. Decrease the supply of nutrients (e.g. rust, sludge, scale, algae and other bacteria) for Legionella bacteria in the toilet cisterns by cleaning regularly, especially during the summer.

PART 4: Record Keeping

If five or more people are employed by the Council then the findings of the risk assessment must be recorded, including the details of any monitoring or checking carried out. The Council only employs one permanent employee and two contractors so there is no requirement for a formal record. However, the Council has a duty of care for employees, contractors, members of the public and other tenants under the sub-lease to 10 Riverside, so this assessment and records of other work performed (such as boiler servicing) will be kept for reassurance purposes.

References

Health and Safety Executive, “Legionnaires’ disease – A guide for employers”, January 2001

Health and Safety Executive, “Control of legionella bacteria in the water systems: Audit checklists”, May 2003