

## Risk Assessment and Management Plan

Prepared For: JM Building (Woolston Learning Village)  
Woolston Learning Village, Holes Lane,  
Woolston, WA1 4LS,  
GB



JM Building (Woolston Learning Village)

Prepared By: Corporate Office

Address: IWS Heywood  
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RA Report: Assessed by: Garry Williams (GWILLIAMS)  
Assessed Date(s): 04/01/2022  
Suggested Review Date: 04/01/2024  
UPRN# : 27677

IFS Work Order: 292232

Authorised By: James Baxter

*This document has been created to assist those with the responsibilities for the water systems in the buildings surveyed to reduce the risk associated with Legionella and other water borne pathogens. The document has been formulated in such a way that when the various recommended actions and remedial works are completed, and regular routines for monitoring, testing and maintenance/cleaning/disinfection are followed, the user will comply with current requirements and the risk associated with Legionella will be minimised.*

## 4. The Risk Assessment

JM Building (Woolston Learning Village) was surveyed by Garry Williams (GWILLIAMS) on 04/01/2022. Our Risk Assessment is based on the data collected (detailed in Section 3 of this report).

JM Building (Woolston Learning Village) property use at time of survey is categorised as educational use for persons with special needs

Building Description: two storey building comprising boiler room, cleaners room, kitchen, toilet facilities, shower room & classrooms.

The building occupants comprise approximately 40 students & 10 staff when building is fully occupied.

The systems surveyed comprise domestic hot and cold water system.

The overall risk assessment is presented in the table that follows. It takes into account the survey data presented and all of the factors discussed. It considers the management control factors as well as the factors relating to the condition and operation of the system and in particular consider the susceptibility of those using or in the vicinity of the building.

Section 5 summarises the precautions recommended as a result of this risk assessment. It is

Classification Of Risk		Action
<b>N/A</b>	No risk.	No action required
<b>Low</b>	Slight risk under exceptional operating conditions.	Take actions recommended in Section 5.
<b>Med</b>	Slight risk under normal operating conditions..	Take actions recommended in Section 5 to control the risk.
<b>High</b>	Serious risk present.	Take actions recommended in Section 5 to reduce the risk.

### Risk Assessment

Overall Assessment	High	Med	Low	N/A	Comments
Overall Rating for domestic system		<b>X</b>			<b>Elevated overall risk</b> <i>AWGh 21/3/22</i>
Management & Records	High	Med	Low	N/A	Comments
Responsibilities	High	Med	Low	N/A	Comments
Nominated Duty Holder			<b>X</b>		<b>The duty holder is nominated</b>
Nominated Deputy Duty Holder				<b>X</b>	<b>Not applicable</b>
Designated Responsible Person:			<b>X</b>		<b>The responsible person is nominated</b>
Nominated deputies to responsible person:			<b>X</b>		<b>The deputy responsible person is nominated</b>



Other Responsible persons/specialist companies	High	Med	Low	N/A	Comments
Facilities Maintenance Provider:				X	<b>FM service provider is detailed</b>
Other relevant contractor details				X	<b>Other contractor details are available</b>
Organisational Legionella Policy	High	Med	Low	N/A	Comments
Is a site Legionella policy in place?			X		<b>A legionella policy is in place</b>
Is the Policy available on site			X		<b>Policy available</b>
Policy Details	High	Med	Low	N/A	Comments
Does the policy include details on responsibility			X		<b>Responsibilities are outlined</b>
Does the Policy include details on lines of Communication			X		<b>Lines of communication are outlined</b>
Does the Policy include details on Record Keeping?			X		<b>Record keeping requirement outlined</b>
Written Scheme	High	Med	Low	N/A	Comments
Does the Policy include details of a Written Scheme of Control?			X		<b>Written scheme available</b>
Are site duties clearly defined and communicated?			X		<b>Site duties are defined</b>
Is the Written Scheme being applied on site?			X		<b>Written scheme is in use on site</b>
Training	High	Med	Low	N/A	Comments
Are all site personnel involved in legionella control adequately trained?		X			<b>Verbal assurance only</b> *
Have further training needs been identified			X		<b>Training need not currently identified</b>
Is confirmation of training available in the logbook?		X			<b>Confirmation of training not available</b> *
Record System	High	Med	Low	N/A	Comments
Are monitoring & maintenance records available?			X		<b>Records available</b>
Are the records up to date?			X		<b>Records up to date</b>
Are Records in place for the last 5 years?			X		<b>Records are available</b>
Are Schematic drawings available			X		<b>Schematics are available</b>
Are the schematics accurate?			X		<b>Drawings do not require amendment</b>



Monitoring and Inspection Records	High	Med	Low	N/A	Comments
Are monitoring and inspection records in the Water Hygiene Log Book and up to date			X		Records up to date
Are visual physical inspections on record?			X		physical checks carried out
Are suggested flushing tasks done and recorded?	X				Little used outlets not flushed <i>Done weekly AF+SR 21/3/22</i>
Are suggested monthly monitoring tasks done and recorded?			X		Monthly monitoring in place
Are any hot temperatures out of specification?			X		Monthly monitoring in place
Are any cold temperatures out of specification?			X		Monthly monitoring in place
Are shower C+D tasks done and recorded?				X	No assets of this nature require monitoring
Are cleaning and disinfection records in place?				X	Not applicable
If fitted, are TMV's serviced at least annually?	X				No service record for TMVs <i>under works 21/3/22</i>
Are laboratory analysis records available?				X	No task of this nature required
Is supplementary chemical dosing in place?				X	No supplementary dosing
Are chemical usage volumes recorded?				X	No assets of this nature require monitoring
Are physical checks on dosing equipment recorded?				X	No assets of this nature require monitoring
Are chemical reserves monitored as per guidance?				X	Not applicable
For multiple dwelling buildings, have at least 10% of premises been surveyed?				X	
Are risks consistent between the dwellings surveyed				X	
Operation	High	Med	Low	N/A	Comments
Does the system operate on a continuous basis?		X			System close to minimum suggested usage <i>Full flush 21/3/22</i>
Aerosol Formation	High	Med	Low	N/A	Comments
Aerosol production & exposure risk: Taps				X	No spray taps present
Aerosol production & exposure risk: Showers	X				Aerosol production present <i>No shower used 21/3/22 PC</i>
Proliferation	High	Med	Low	N/A	Comments



Proliferation - continued	High	Med	Low	N/A	Comments
General Structural Condition of system			X		<b>Condition acceptable</b>
General assessment of controls regime(s)		X			<b>System controls mostly effective</b> PF 21/3/22
General System Contamination.			X		<b>Condition acceptable</b>
Are any blindends identified in the system?	X				<b>Blindend identified</b> *
Other risk systems present on site					
Susceptibility	High	Med	Low	N/A	Comments
Susceptibility of Building Users in general		X			<b>User susceptibility medium risk</b> Full Risk being Chemical PF 21/3/22
Health and Safety	High	Med	Low	N/A	Comments
Is a COSHH Assessment on record for Water Hygiene Chemicals			X		<b>COSHH records in place</b>