

Risk Assessment and Management Plan

Green Lane Special School @ Woolston Learning Vill
Holes Lane, Woolston,
Warrington, WA1 4LS,
GB

Prepared For:



Green Lane Special School @ Woolston Learning Vill

Prepared By:

Corporate Office

Address:

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RA Report:

Assessed by: Garry Williams (GWILLIAMS)
Assessed Date(s): 23/02/2022
Suggested Review Date: 23/02/2024
UPRN# : 7001

IFS Work Order:

309267

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

Green Lane Special School @ Woolston Learning Vill was surveyed by Garry Williams (GWILLIAMS) on 23/02/2022. Our Risk Assessment is based on the data collected (detailed in Section 3 of this report).

Green Lane Special School @ Woolston Learning Vill property use at time of survey is categorised as school for children with special needs

Building Description: two storey building comprising boiler room, classrooms, children & adult toilet facilities, hygiene rooms, food tech kitchen, main kitchen & medical rooms.

The building occupants comprise approximately 200 pupils & 75 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 recommended that the implementation and effectiveness of these precautions is monitored as

Classification Of Risk	Action
N/A No risk. By taking these precautions and monitoring their efficacy, the risk is better controlled and therefore reduced.	No action required
Low Slight risk under exceptional operating conditions.	Take actions recommended in Section 5.
Med Slight risk under normal operating conditions..	Take actions recommended in Section 5 to control the risk.
High 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		X			Elevated overall risk
Management & Records	High	Med	Low	N/A	Comments
Responsibilities	High	Med	Low	N/A	Comments
Nominated Duty Holder			X		The duty holder is nominated
Nominated Deputy Duty Holder				X	Not applicable
Designated Responsible Person:			X		The responsible person is nominated
Nominated deputies to responsible person:			X		The deputy responsible person is nominated



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



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 are available
Are visual physical inspections on record?				X	
Are suggested flushing tasks done and recorded?			X		Flushing tasks recorded
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		Showers cleaned
Are cleaning and disinfection records in place?				X	Not applicable
If fitted, are TMV's serviced at least annually?			X		TMVs serviced
Are laboratory analysis records available?				X	No task of this nature required
Is supplementary chemical dosing in place?					
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
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
Proliferation	High	Med	Low	N/A	Comments
General Structural Condition of system			X		Condition acceptable



Proliferation - continued	High	Med	Low	N/A	Comments
General assessment of controls regime(s)		X			System controls mostly effective
General System Contamination.			X		Condition acceptable
Are any blindends identified in the system?			X		No blindends identified
Other risk systems present on site					
Susceptibility	High	Med	Low	N/A	Comments
Susceptibility of Building Users in general	X				User susceptibility high risk
Health and Safety	High	Med	Low	N/A	Comments
Is a COSHH Assessment on record for Water Hygiene Chemicals			X		COSHH records in place