

Members are requested to NOTE this report and CONSIDER the recommendations

Background

As part of the Health and Safety review it was identified that the Jubilee Club House should have the hot water outlet temperatures checked, the results of the tests documented.

It is an HSE legal requirement for the Council (as the duty holder) and staff to be aware of their responsibilities in Legionella Control Code of Practice Legionella, Control L8 ACoP Compliance requirements for any buildings where they are responsible for the public.

Way Forward

The Council requires a Legionella Audit (Risk Assessment) by a qualified contractor for the Jubilee Club House.

The audit includes:

Structure and Organisational Chart – Roles and Responsibilities - How it links with the responsibilities and competencies

Changes to the water systems and updates

Contingency plans

All competencies of existing staff or sub contractors

All log books - Operation and maintenance logs

All good practices and processes

Existing kept records

Monitoring and maintenance including TMV's

Cleaning and disinfection (if required)

Existing Risk Assessment – investigation of all changes

The audit to be written up based on the findings as an Audit/Risk Report.

Legionella Water Sampling is £65.00 per sample. I will not know if you will require this until I am on site it is not my intention to exaggerate any excessive unnecessary costs. I will bring these with me, just in case. If you decide to go ahead. The water sampling will be taken to a UKAS laboratory and takes 10 days for the results. A certificate will be provided from the laboratory.

All of the above have been considered by the Health and Safety Commission when writing the Approved Code of Practice (ACoP) L8, along with what practices have proven efficacy i.e. (best practice).

If the Council is prosecuted for breach of health and safety law, and it is proved that they did not follow the relevant provisions of the code, they will need to show that they have complied with the law in some other way or a court will find the client at fault.

Legionella and Drinking Water Sampling

In normal circumstances I would complete the Risk Assessment and recommend Legionella Sampling to be done as an outcome of the findings. I will bring the bottles for Legionella so that these samples can be taken on the day of the risk assessment if required. Areas of concern would be the cold water tank in the attic. The cost of the sampling to go to a UKAS laboratory is £85.00. Without seeing the tank it's a guess that you will require 1 sample for the tank and one for the shower.

As you are plan to attend the online training course, there will be some additional information on how to monitor and what to monitor that we can discuss during the Audit. I would suggest you monitor yourselves, and where possible manage the maintenance.

Prices are Risk Assessment = £350.00, Petrol = £ 74.80 (travel time to from Surrey not charged), Sampling = £170.00 for legionella samples for tank and shower. Total Price = £594.80

Rather than outsourcing the testing, it is more cost effective for the Handyman to undertake the testing, and the Clerk to have a working knowledge of the legal and testing requirements for Legionella. A course has been identified through the Society of Local Clerks (SLCC). The cost of the course is £110 (ex VAT) for both Members of Staff, it is via Webinar.

Recommendation:

As this is a specialist quote only 1 quote is required. Members to APPROVE the training at £110 (ex VAT) met from the training budget and to set a budget of up to £750 for the Legionella audit (cost to be met from JCH Ear Marked Reserves) and the purchase of a Legionella Testing Thermometer (cost to be met from equipment budget).

Tina Jones, February 2022