

Risk Assessment for Legionella Control at Laburnum House 1-93

Risk Assessment for Legionella Control Produced For

BD Management Services (BDMS)

z Road RM10
8PP

CLIENT ADDRESS:

N/A

Laburnum House 1-93

PROPERTY CODE / UPRN:

Bradwell Avenue

Dagenham

London

RM10 7AE

SITE NAME: SITE

ADDRESS:

Peter

07968521281

Sarah Oxley

SITE CONTACT:

13/06/2024

REF NO: 1410265

SITE TELEPHONE NO:

Gerhard Narimab

SITE RESPONSIBLE PERSON:

hsl

DATE OF SURVEY: hsl SURVEYOR:

Alton House

Alton Road

Ross on

Wye

HR9

5BP

hsl HEAD OFFICE ADDRESS:

HEAD OFFICE TELEPHONE NO:

0845 6046729

b
y
h
s
l

Pondfield House

1
0
0
W
a
n
t



Contents

Section

1. Introduction		
	1.1	Introduction
	1.2	Policy Statement
2. Executive Summary		
	2.1	Executive Summary
	2.2	Corporate Management Risk
	2.3	Site Management Risk
	2.4	Site Risk
3. Site and System Details		
	3.1	Site Description
	3.2	System Description
4. Site Visit & Survey		
	4.1	Site Management Survey
	4.2	System Survey <ul style="list-style-type: none">• Area and Room Numbers• Mains Water Supply• Cold Water Storage• Hot Water Storage• General Asset Information
	4.3	Other Risk Systems
	4.4	Exclusions
	4.5	Risk Assessment Review/Reassessment
5. Schematic & Additional Photographs		
	5.1	Asset Code List
	5.2	Schematic Drawing
	5.3	Additional Photographs
6. Surveyor Profile		
	6.1	Surveyor Profile
7. Client Specific Documentation		

Introduction

Section 1

1.1 Introduction

Legionnaires' disease was first identified following a large outbreak of pneumonia among people who attended an American Legion Convention in Philadelphia in 1976. A previously unrecognised bacterium was isolated from lung tissue samples, which was subsequently named *Legionella pneumophila*.

Legionella bacteria can survive under a wide variety of environmental conditions and have been found in water systems. Water temperatures between 20 to 45°C seem to favour growth. The organisms do not appear to multiply below 20°C and will not survive above 60°C.

It is normally contracted by inhaling legionella bacteria, either in tiny droplets of water (aerosols), or in droplet nuclei (the particles left after the water has evaporated) contaminated with legionella, deep into the lungs. There is evidence that the disease may also be contracted by inhaling legionella bacteria following ingestion of contaminated water by vulnerable or susceptible individuals. Person-to-person spread of the disease has not been documented.

Infection with legionella bacteria can be fatal in approximately 12% of reported cases. This rate can be higher in a more vulnerable or susceptible population; for example, anyone with an impaired immune system or other underlying disease. Certain groups of people are known to be at higher risk of contracting Legionnaires' disease;

for example, those over 45 years of age, smokers, heavy drinkers, diabetics and those suffering from cancer, chronic respiratory or kidney disease.

The HSL Compliance risk assessment surveys are undertaken to identify and assess, as far as reasonably practicable, the water systems with regards to the risk of exposure to legionella bacteria. In particular, it is the aim of the survey to assess the risk to health in accordance with the Approved Code of Practice L8 (fourth edition 2013) and British Standard BS8580-1:2019. Further technical guidance is taken from HSG274 part 2. In addition, properties designated as “Healthcare premises” will be assessed for compliance with the Health Technical Memorandum 04-01: Safe water in healthcare premises.

Risk assessment is an ongoing process which should be continually reviewed and updated as and when there are significant changes to ensure that it remains valid. The risk assessment should be formally reassessed when there are:

- Changes to the water system or its use
- Changes to the use of the building, or part of the building, in which the water system is installed
- Changes to the availability of information about risks or control measures
- Indications that control measures are no longer effective
- Changes to key personnel, contractors and service providers

Where a reassessment has not been triggered by the above, there should be a policy of planned reassessment.

It is the responsibility of the duty holder to ensure that a suitable and sufficient assessment is carried out to identify and evaluate potential sources of risk and:

- a) The particular means of preventing exposure to legionella bacteria; or
- b) If prevention is not reasonably practicable, the particular means of controlling the risk from exposure to legionella bacteria

A suitably trained and competent person should be identified to carry out the risk assessment. This person can be an external contractor, though the duty holder remains accountable for implementing the recommendations within the risk assessment and ensuring that remedial works, monitoring and cleaning programmes are implemented.

This British Standard BS8580-1:2019 gives recommendations for how such a person conducts a risk assessment for Legionella.

If the assessment shows that there is a reasonably foreseeable risk then the duty holder should appoint a competent person to take day to day responsibility for controlling any identified risk from Legionella bacteria.

The appointed “responsible/competent person” needs to have sufficient authority, competence and knowledge of the installation to ensure that all operational procedures are carried out in a timely and effective manner. They would also need to have a clear understanding of their duties and the overall health and safety management structure and policy of the organisation.

1.2 Policy Statement

This document has been checked against the original data supplied by the surveyor. We certify that this is a true copy of the information and that the risk identified is a reflection of the condition of the system at the time of the survey.

Due consideration should be given to this risk assessment and its recommendations and it should form the basis of setting up and implementing your written control scheme.

This report should be read in conjunction with the Risk Assessment Appendices and Corporate Management Risk documents which are available separately. A summary of the Corporate Management Risk is contained in section 2.2.

NARIMAB, G.
Risk Assessor



HSL Compliance take pride in ensuring that reports have been compiled with all reasonable care and attention within the agreed scope of work, prevailing site conditions and resources allocated to the project as agreed with the client representative.

All of our risk assessors are trained to a high standard and have extensive on-site experience. The HSL Compliance quality assurance system regularly audits this document and subscribes to the Legionella Control Association (LCA) Code of Conduct Association. The risk assessment process is externally audited by an independent assessor.

HSL Compliance cannot accept any responsibility for systems that were not indicated to the surveyor by the responsible person or their representative at the time of the visit.

Gavin Hartley
Managing Director



Executive Summary

Section 2

2.1 Executive Summary

This risk assessment has been conducted following the guidance provided in BS8580-1. It assesses the **inherent risk** associated with the water system, which is influenced by its design, size and complexity, and the types of people that might use it. This assessment also appraises the **residual risk** presented by the system (in this report, this is termed as the “Site and System risk”) which is the level of risk remaining when the control measures at the time of the assessment are in place and is a product of the corporate and management risk, described below. Recommendations made in this risk assessment are intended to reduce whatever residual risk remains to a level that is **as low as reasonably practical** (ALARP), which is the standard required by law, if these recommendations are not undertaken additional controls need to be implemented.

1. Corporate Management:

An appraisal of management responsibilities at a senior level e.g. Are the duty holder and responsible persons identified and their roles clearly defined? Is there a legionella policy in place? Is there a programme of training and assessing the competence of those persons involved in the scheme of control? The answers to these questions and others are normally established during the contract review process carried out by the client and the HSL Compliance Account Manager. The rating is automatically created as a result of the answers given to the specific questions.

2. Site Management:

An appraisal of the safe operation of the systems and the monitoring and inspection records at a site level. The appraisal is conducted by the assessor obtaining information from the Site Responsible

Person or Site Representative and careful scrutiny of the site log book and other records. The rating is automatically created as a result of the answers given to the specific questions.

3. Site Risk:

This is an evaluation of the water system as a result of the visual inspection of the components and the assessment of possible sources of contamination to the extent that they could affect the proliferation and dissemination of legionella. The rating is determined by the assessor in accordance with the risk scoring system and accompanying matrix.

High Risk

After taking all relevant factors into account the assessment has concluded that the system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria poses a significant risk to the occupants and /or users of the premises.

Medium Risk

After taking all relevant factors into account the assessment has concluded that the system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria are generally satisfactory but some remedial measures are required to reduce the risk to an acceptable level.

Low Risk

After taking all relevant factors into account the assessment has concluded that the system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria are generally compliant and any recommended actions are designed to further enhance the protection of the occupants and /or users of the premises

Individual observations and recommendations for specific assets and areas of concern are assigned a 'Compliance Rating' to assist the persons with responsibility for the site to prioritise remedial actions:

PCAF

Represents a critical situation that requires immediate attention to reduce the risk to an acceptable level.

High Risk

Represents an unsatisfactory situation that requires attention as indicated below.

Medium Risk

Indicates that remedial action will be required in order to reduce the risk to an acceptable level and /or comply with current best practice and industry standards. This should be carried out as indicated below.

Within the report, observations of the system components and control scheme that were seen to comply with current requirements at the time of survey are not highlighted.

The table below shows recommended timescales for carrying out the necessary improvements to action the recommendations shown within this report. The timescales shown are effective from the date of notification:

Recommended Timescales		Site Risk Rating		
		High	Medium	Low
Compliance Rating	PCAF	Immediate	Immediate	Immediate
	High Risk	1 month	2 months	3 months
	Medium Risk	3 months	6 months	9 months

2.2 Corporate Management Risk

This section of the report details the risk associated with corporate management responsibilities and procedures at all levels to provide a balanced assessment of the control measures in place.

The Corporate Management Risk applicable to the site is considered to be: **Low**

This is primarily due to the information contained within the observations below.

Observation	Compliance Rating
There is a Legionella risk management policy in place	Low Risk
The roles and responsibilities are defined for people identified within the management structure	Low Risk
There is evidence of a training and competency programme	Low Risk
There is evidence of an emergency management procedure (water safety plan) within the policy	Low Risk
There is evidence of an audit and review procedure within the policy	Low Risk
There is evidence of a process for keeping records within the policy	Low Risk
There is a written scheme for controlling risk from Legionella exposure	Low Risk
The written scheme is reviewed annually	Low Risk
The scheme contains up-to-date schematic drawings of the water systems	Low Risk
The roles and responsibilities of contractors are defined	Low Risk
There is evidence of competency checks on contractors	Low Risk
There are records for installation or maintenance of works carried out	Low Risk
Records are kept for a period of five years	Low Risk
Risk assessment documents are reviewed as required under ACoP L8 and BS8580	Low Risk

2.3 Site Management Risk

This section of the report details the risk associated with site management responsibilities and procedures at all levels to provide a balanced assessment of the control measures in place.

The Site Management Risk applicable to this site is considered to be: **High**

This is primarily due to the information contained within the observations below.

Observation	Recommendation	Compliance Rating
Quarterly shower (head and hoses where fitted) clean and disinfection is not carried out	Ensure a water hygiene regime is put in place for quarterly shower (head and hoses where fitted) clean and disinfections	High Risk
Flexible hoses are fitted to assets	Ensure flexible hoses comply with current WRAS guidance	Medium Risk
The site comprises of housing accommodation	Ensure tenants are informed about appropriate control measures to safely operate the water system	Medium Risk

2.4 Site Risk

In quantifying the risk posed by the plant and assets within the building, the following issues have been considered. Refer to the Risk Matrix to determine the overall Site Risk Rating:

Ref.	Category	1 (Low) - 5 (High)
A	Risk of Contamination	2
Reason(s) for score: There are no obvious signs of contamination of the source water		
B	Risk of Amplification	3
Reason(s) for score: Little used outlets not being regularly flushed, Blind-ends present		
C	Risk of Transmission	3
Reason(s) for score: 11-20% of outlets have an increased aerosol producing potential		
D	Exposure to Inhalation	2
Reason(s) for score: The facility users are infrequently exposed to droplet and/or aerosol release		
E	Host Susceptibility	3
Reason(s) for score: 11-30% of users are considered to be vulnerable or susceptible individuals		

SITE RISK SCORE	$\frac{(A+B+C+D)}{4} \times E$	8
Surveyor Comments Host susceptibility based on people that are living in the premises surveyed		

Risk Matrix		Susceptibility					Overall Risk Category
Likelihood							
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Severe	
	1 Extremely Unlikely	1	2	3	4	5	
	2 Unlikely	2	4	6	8	10	
	3 Likely	3	6	9	12	15	
	4 Very Likely	4	8	12	16	20	
5 Almost certain	5	10	15	20	25		

1 - 6 Low Risk

The system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria are generally compliant and any recommended actions are designed to further enhance the protection of the occupants and /or users of the premises.

7 - 12 Medium Risk

The system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria are generally satisfactory but some remedial measures are required to reduce the risk to an acceptable level.

13 - 25 High Risk

The system and/or control measures in place to control the proliferation and dissemination of Legionella bacteria poses a significant risk to the occupants and /or users of the premises.

The following factors have been taken into consideration when assessing the overall Site Risk:

Risk of Contamination

An evaluation of the risk at source, including assessment of the quality, temperature and integrity of the water supply.

Risk of Amplification

Determination of the cultivation conditions, assessment of the likelihood that legionella will proliferate, including an assessment of conditions such as temperature, water change rate, areas of static or slow water movement and how conducive the conditions are to microbial growth.

Risk of Transmission

An assessment of whether droplets or aerosols are likely to form or spread.

Exposure to Inhalation

Determination of the risk that droplets or aerosols will be inhaled (or contaminated water aspirated).

Host Susceptibility

An evaluation of the nature of the exposed population, taking account of their vulnerability when exposed to legionella.

<u>Likelihood Categories</u>		<u>Susceptibility Categories</u>	
Extremely Unlikely	Once every five years	Insignificant	Vulnerable persons, <1% identified as users of the building
Unlikely	Once per year	Minor	Vulnerable persons, 1% - 5% identified as users of the building
Likely	Once per month	Moderate	Vulnerable persons, 6% - 29% identified as users of the building
Very Likely	Once per week	Major	Vulnerable persons, 30% - 50% identified as users of the building
Almost certain	Once per day	Severe	Vulnerable persons, >50% identified as users of the building

Site and System Details

Section 3

3.1 Site Description

Laburnum House 1-93 consists of 1 building.

It is primarily used as Housing

The users of the site include people from susceptible groups including Elderly & smokers.

No site personnel have received training for legionella control.

There is a water hygiene log book on site.

There is a previous water hygiene risk assessment for the site.

It was not determined if any refurbishment or remedial work has been carried out since the previous risk assessment or in the last two years.

It was not possible to determine if there have been any historical problems with water hygiene and/or legionella related issues.

It was not determined if there is any planned maintenance of the water system which could affect the validity of this risk assessment.

Flat 1 is privately owned and is the only one with a shower TMV.

3.2 System Description

Mains Water Services:

There is 1 incoming mains water supply to the site located in Ground floor Tank room.

Cold Water Services:

There are 3 cold water storage tanks on this site.

CWS001 is located in Ground floor Tank room and provides domestic cold water down services to the following areas: Site

CWS002 is located in Roof Tank room and provides domestic cold water down services to the following areas: Site

CWS003 is located in Roof Tank room and provides domestic cold water down services to the following areas: Site

All other cold water services are provided by the mains supply.

Hot Water Services:

There are 51 hot water storage units on this site.

HWS001 is located in Ground floor Tank room and provides domestic hot water services to the following areas: Tank room - bib tap

HWS002 is located in 12th floor Flats 66 and provides domestic hot water services to the following areas: Flat 66

HWS003 is located in 8th floor Flat 43 and provides domestic hot water services to the following areas: Flat 43

HWS004 is located in 16th floor Flat 92 and provides domestic hot water services to the following areas: Flat 92

HWS005 is located in 3rd floor Flat 13 and provides domestic hot water services to the following areas: Flat 13

HWS006 is located in 16th floor Flat 93 and provides domestic hot water services to the following areas: Flat 93

HWS007 is located in 3rd floor Flat 11 and provides domestic hot water services to the following areas: Flat 11

HWS008 is located in 3rd floor Flat 10 and provides domestic hot water services to the following areas: Flat 10 - not tested

HWS009 is located in 14th floor Flat 79 and provides domestic hot water services to the following areas: Flat 79

HWS010 is located in 10th floor Flat 54 and provides domestic hot water services to the following areas: Flat 54 Not tested

HWS011 is located in 8th floor Flat 40 and provides domestic hot water services to the following areas: Flat 40 Not tested

HWS012 is located in 6th floor Flat 28 and provides domestic hot water services to the following areas: Flat 28 Not tested

HWS013 is located in 4th floor Flat 21 and provides domestic hot water services to the following areas: Not tested

HWS014 is located in 2nd floor Flat 4 and provides domestic hot water services to the following areas: Not tested.

HWS015 is located in 14th floor Flat 76 and provides domestic hot water services to the following areas: Flat 76

HWS016 is located in 12th floor Flat 64 and provides domestic hot water services to the following areas: Flat 64

HWS017 is located in 10th floor Flat 57 and provides domestic hot water services to the following areas: Flat 57 Not tested

HWS018 is located in 15th floor Flat 82 and provides domestic hot water services to the following areas: Flat 82

HWS019 is located in 7th floor Flat 39 and provides domestic hot water services to the following areas: Flat 39 Not tested

HWS020 is located in 5th floor Flat 22 and provides domestic hot water services to the following areas: Flat 22 Not tested

HWS021 is located in 2nd floor Flat 9 and provides domestic hot water services to the following areas: Not tested

HWS022 is located in 13th floor Flat 75 and provides domestic hot water services to the following areas: Flat 75 Not tested

HWS023 is located in 6th floor Flat 31 and provides domestic hot water services to the following areas: Flat 31 Not tested

HWS024 is located in 5th floor Flat 27 and provides domestic hot water services to the following areas: Flat 27 Not tested

HWS025 is located in 1st floor Flat 3 and provides domestic hot water services to the following areas: Flat 3

HWS026 is located in 15th floor Flat 87 and provides domestic hot water services to the following areas: Flat 87

HWS027 is located in 13th floor Flat 70 and provides domestic hot water services to the following areas: Flat 70 Not tested

HWS028 is located in 11th floor Flat 63 and provides domestic hot water services to the following areas: Flat 63

HWS029 is located in 9th floor Flat 51 and provides domestic hot water services to the following areas: Flat 51 Not tested

HWS030 is located in 7th floor Flat 34 and provides domestic hot water services to the following areas: Flat 34 Not tested

HWS031 is located in 4th floor Flat 16 and provides domestic hot water services to the following areas: Not tested

HWS032 is located in 11th floor Flat 58 and provides domestic hot water services to the following areas: Flat 58

HWS033 is located in 9th floor Flat 46 and provides domestic hot water services to the following areas: Flat 46 Not tested

HWS034 is located in 4th floor Flat 17 and provides domestic hot water services to the following areas: Flat 17 Not tested

HWS035 is located in 2nd floor Flat 7 and provides domestic hot water services to the following areas: Flat 7

HWS036 is located in 1st floor Flat 1 and provides domestic hot water services to the following areas: Flat 1

HWS037 is located in 15th floor Flats 82-87 and provides domestic hot water services to the following areas: Flat 82

HWS038 is located in 3rd floor Flat 12 and provides domestic hot water services to the following areas: Flat 12

HWS039 is located in 4th floor Flats 20 and provides domestic hot water services to the following areas: Flat 20

HWS040 is located in 6th floor Flats 29 and provides domestic hot water services to the following areas: Flat 29

HWS041 is located in 10th floor Flats 53 and provides domestic hot water services to the following areas: Flat 53

HWS042 is located in 11th floor Flats 59 and provides domestic hot water services to the following areas: Flat 59

HWS043 is located in 12th floor Flat 65 and provides domestic hot water services to the following areas:
Flat 65

HWS044 is located in 13th floor Flats 73 and provides domestic hot water services to the following areas:
Flat 75

HWS045 is located in 14th floor Flat 78 and provides domestic hot water services to the following areas: Flat 78

HWS046 is located in 15th floor Flat 85 and provides domestic hot water services to the following areas: Flat 85

HWS047 is located in 16th floor Flat 88 and provides domestic hot water services to the following areas: Flat 88

HWS048 is located in 15th floor Flat 91 and provides domestic hot water services to the following areas: Flat 91

HWS049 is located in 14th floor Flat 81 and provides domestic hot water services to the following areas: Flat 81

HWS050 is located in 11th floor Flat 68 and provides domestic hot water services to the following areas: Flat 68

HWS051 is located in 10th floor Flat 52 and provides domestic hot water services to the following areas:
Flat 52

IWH001 is an instantaneous water heater located in 12th floor Flats 66 which provides local domestic hot water services.

IWH002 is an instantaneous water heater located in 3rd floor Flat 10 which provides local domestic hot water services.

IWH003 is an instantaneous water heater located in 14th floor Flat 79 which provides local domestic hot water services.

IWH004 is an instantaneous water heater located in 15th floor Flat 82 which provides local domestic hot water services.

IWH005 is an instantaneous water heater located in 3rd floor Flat 13 which provides local domestic hot water services.

IWH006 is an instantaneous water heater located in 3rd floor Flat 11 which provides local domestic hot water services.

IWH007 is an instantaneous water heater located in 8th floor Flat 43 which provides local domestic hot water services.

IWH008 is an instantaneous water heater located in 14th floor Flat 76 which provides local domestic hot water services.

IWH009 is an instantaneous water heater located in 16th floor Flat 92 which provides local domestic hot water services.

IWH010 is an instantaneous water heater located in 16th floor Flat 93 which provides local domestic hot water services.

IWH011 is an instantaneous water heater located in 2nd floor Flat 7 which provides local domestic hot water services.

IWH012 is an instantaneous water heater located in 15th floor Flat 91 which provides local domestic hot water services.

IWH013 is an instantaneous water heater located in 16th floor Flat 88 which provides local domestic hot water services.

IWH014 is an instantaneous water heater located in 15th floor Flat 85 which provides local domestic hot water services.

IWH015 is an instantaneous water heater located in 14th floor Flat 81 which provides local domestic hot water services.

IWH016 is an instantaneous water heater located in 14th floor Flat 78 which provides local domestic hot water services.

IWH017 is an instantaneous water heater located in 13th floor Flat 75 which provides local domestic hot water services.

IWH018 is an instantaneous water heater located in 10th floor Flat 57 which provides local domestic hot water services.

IWH019 is an instantaneous water heater located in 11th floor Flat 58 which provides local domestic hot water services.

IWH020 is an instantaneous water heater located in 12th floor Flat 65 which provides local domestic hot water services.

IWH021 is an instantaneous water heater located in 12th floor Flat 64 which provides local domestic hot water services.

IWH022 is an instantaneous water heater located in 11th floor Flat 63 which provides local domestic hot water services.

IWH023 is an instantaneous water heater located in 10th floor Flat 52 which provides local domestic hot water services.

IWH024 is an instantaneous water heater located in 9th floor Flat 51 which provides local domestic hot water services.

IWH025 is an instantaneous water heater located in 1st floor Flat 3 which provides local domestic hot water services.

IWH026 is an instantaneous water heater located in 11th floor Flat 68 which provides local domestic hot water services.

Site Visit and Survey

Section 4

4.1 Site Management Survey

Site Details

What is the primary use of the site?	Housing
When was the site built?	Unknown
How many buildings are there on site	1
Number of people who generally use the facilities on site:	
0-5 years old	Unknown
6-18 years old	Unknown
19-45 years old	Unknown
46-75 years old	Unknown
76 years and above	Unknown
Frequency of user numbers	N/A
Do any susceptible groups use the facilities (i.e. Over 45 years old, smokers, heavy drinkers, diabetics, immunosuppressed patients or those with underlying disease and those with cancer or chronic respiratory or kidney disease)?	Yes
Susceptible user details	Elderly & smokers
Is the building used outside normal operating hours?	Yes
Additional building use details	Open 24 hours
Are site plans available?	No
Site plan details	N/A
Are there accurate "as fitted" drawings available?	N/A - Non-Healthcare premises
"As fitted" drawing details	N/A
Who is the Site Responsible Person?	Sarah Oxley
Who is the Deputy Site Responsible Person?	Unknown
Does the site have a Water Safety Group?	No - Non-Healthcare premises
Details of Water Safety Group	N/A
Has anyone on the site received training for legionella control?	No
Details of trained legionella control personnel on site	N/A
Has anyone on the site received training for water hygiene?	N/A - Non-Healthcare premises
Details of water hygiene trained personnel on site	N/A
Site Contact Name	Peter
Site Contact Telephone Number	07968521281
Is there a water hygiene log book?	Yes - Not inspected
Log book details	Hsl folder
Is there a previous risk assessment for this site?	Yes - Available
Previous risk assessment details	Carried out on 08/04/2022 by HSL
Has any refurbishment or remedial work been carried out since the previous risk assessment or in the last two years?	Not determined
Refurbishment/remedial work details	N/A
Are records of the refurbishment/remedial work kept?	N/A
Have there been any historical problems with water hygiene and/or legionella related issues?	Not determined
Details of previous issues	N/A
What is the main control measure for this site?	Non-Healthcare - Temperature only
What is the type of site?	Non-Healthcare
Is there any planned maintenance of the water system which could affect the validity of the risk assessment?	Not determined

Details of planned work	N/A
Names and positions of site staff who have assisted in carrying out the risk assessment	N/A

System Management, Monitoring and Record Keeping

CWS: Are inspections carried out at least annually?	Yes
CWS: Is the supply temperature checked at least six-monthly?	Yes
CWS: Is the stored temperature checked at least six-monthly?	Yes
HWS: Is the temperature of flow and return pipes (where fitted) checked at least monthly?	Yes
Calorifier: Are calorifiers flushed at least annually?	No calorifiers on site
Calorifier: Are calorifiers cleaned at least annually?	Not determined
Is there any evidence of elevated temperatures at unprotected hot water outlets (i.e. above 60°C)?	Yes
Details of elevated hot water outlets	WHB's of which hot and cold taps are separate have temperatures in excess of 60°C in various flats.
Is the temperature of hot and cold sentinel points checked at least monthly?	Yes
Is the temperature of a representative number of hot and cold outlets checked at least annually?	Yes
Are thermostatic valves present on site?	Yes
Are thermostatic mixing valves serviced regularly?	Not determined
Are all showers cleaned and disinfected/inspected on at least a quarterly basis?	No
Are little used outlets flushed for a minimum of 5 minutes on a required basis?	Not determined
Are records of outlet flushing kept?	N/A
Is a sampling regime in place?	Yes
Details of sampling regime	Bacti and Legionella samples taken Annually.
Are Expansion Vessels being flushed/drained regularly?	Yes
Who carries out the monitoring regime on this site?	hsl
Are all monitoring staff suitably trained and competent?	Yes
Are all monitoring records available for inspection?	Yes - Not inspected
Are monitoring records adequate?	N/A
Are monitoring results consistently within acceptable limits?	N/A
Are flexible hoses used as part of the water system?	Yes - Non-Healthcare
Are there any flow restrictors, aerators or strainers fitted to any of the outlets?	No
Monitoring regime comments	Monitoring recorded electronically

Biocide Monitoring

Type of Biocide	N/A
Product being used	N/A
Is the control level required known and recorded in the operations manual?	N/A
Is the rate of release/rate of addition of biocide known and recorded?	N/A
Is the concentration of the biocide at sentinel outlets checked on at least a monthly basis?	N/A
Is the concentration of the biocide at representative outlets checked on at least a monthly basis?	N/A
Is the dosing equipment serviced and maintained regularly?	N/A
Is the condition of the dosing unit and all associated elements satisfactory?	N/A
Describe why the dosing unit condition is unsatisfactory	N/A

If biocides are the only control measure being used on site are there records of Legionella samples being taken from the water system? N/A

Who carries out the Biocide Monitoring regime on this site? N/A

Are all Biocide Monitoring records available for inspection? N/A

Are there any trends with the Biocide Monitoring results? N/A

Details of trends N/A

Biocide Monitoring comments N/A

General Comments

N/A

4.2 System Survey

Area and Room Numbers

The following area and room numbers have been used as part of this risk assessment:

Area No	Area Description	Room No	Room Description	Access	Water
01	Ground floor	001	Tank room	✓	✓
		002	Bin store	✓	✓
02	1st floor	001	Flat 3		✓
		002	Flats 2		✓
		003	Flat 1	✓	✓
03	2nd floor	001	Flat 9		✓
		002	Flat 4		✓
		003	Flat 7		✓
		004	Flats 4-9	✓	✓
04	3rd floor	001	Flat 13	✓	✓
		002	Flat 11	✓	✓
		003	Flat 10		✓
		004	Flat 12	✓	✓
05	4th floor	001	Flat 16		✓
		002	Flat 21		✓
		003	Flat 17		✓
		004	Flats 20	✓	✓
06	5th floor	001	Flat 22		✓
		002	Flat 27		✓
		003	Flats 23	✓	✓
07	6th floor	001	Flat 28		✓
		002	Flat 31		✓
		003	Flats 29	✓	✓
08	7th floor	001	Flat 34		✓
		002	Flat 39		✓
		003	Flats 37	✓	✓
09	8th floor	001	Flat 43	✓	✓

		002	Flat 40		✓
		003	Flat 42	✓	✓
10	9th floor	001	Flat 46		✓
		002	Flat 51		✓
		003	Flat 48		✓
		004	Flats 50	✓	✓
11	10th floor	001	Flat 54		✓
		002	Flat 57		✓
		003	Flats 53	✓	✓
		004	Flat 52	✓	✓
12	11th floor	001	Flat 58		✓
		002	Flat 63		✓
		003	Flats 59	✓	✓
		004	Flat 68	✓	✓
		005	Flat 60	✓	✓
13	12th floor	001	Flats 66	✓	✓
		002	Flat 64		✓

Area No	Area Description	Room No	Room Description	Access	Water
13	12th floor	003	Flat 65	✓	✓
14	13th floor	001	Flat 70		✓
		002	Flat 75		✓
		003	Flats 73	✓	✓
15	14th floor	001	Flat 79	✓	✓
		002	Flat 76	✓	✓
		003	Flat 78	✓	✓
		004	Flat 81	✓	✓
16	15th floor	001	Flat 82		✓
		002	Flat 87		✓
		003	Flats 82-87	✓	✓
		004	Flat 85	✓	✓
		005	Flat 91	✓	✓
17	16th floor	001	Flat 92	✓	✓
		002	Flat 93	✓	✓
		003	Flat 88	✓	✓
18	Roof	001	Tank room	✓	✓

The rooms below were not accessed for the following reasons

08/001 7th floor Flat 34

10/001 9th floor Flat 46

11/001 10th floor Flat 54

12/001 11th floor Flat 58

14/001 13th floor Flat 70
 16/001 15th floor Flat 82
 13/002 12th floor Flat 64
 09/002 8th floor Flat 40
 04/003 3rd floor Flat 10
 02/001 1st floor Flat 3
 03/001 2nd floor Flat 9
 05/001 4th floor Flat 16
 06/001 5th floor Flat 22
 07/001 6th floor Flat 28
 03/002 2nd floor Flat 4
 16/002 15th floor Flat 87
 14/002 13th floor Flat 75
 12/002 11th floor Flat 63
 11/002 10th floor Flat 57
 10/002 9th floor Flat 51
 08/002 7th floor Flat 39
 07/002 6th floor Flat 31
 06/002 5th floor Flat 27
 05/002 4th floor Flat 21
 02/002 1st floor Flats 2
 10/003 9th floor Flat 48
 03/003 2nd floor Flat 7
 05/003 4th floor Flat 17

Mains Water Supply

Asset ID: 01/001/MWS/001

Location: Ground floor, Tank room

General Information For Asset ID 01/001/MWS/001

Incoming water supply located	Yes
Water supply accessible	Yes
Water meter fitted	No
Water meter reading	N/A
Supply source	Mains
Material of pipework	Galvanised
Size of pipework (mm)	60
Condition of pipework	Satisfactory
Insulation condition	Satisfactory

Stop tap fitted	Yes
Drain valve fitted	Yes
Ambient temperature (°C)	18
Incoming pipework surface temperature (°C)	16

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Cold Water Storage

Asset ID: 01/001/CWS/001

Location: Ground floor, Tank room

General Information For Asset ID 01/001/CWS/001

Is the tank accessible?	Yes
Condition of tank room/area	Satisfactory
Tank dimensions (mm)	LxWxH : 2,400 x 1,200 x 1,200
Tank capacity (Litres)	2,764
Tank structure	Sectional
Material of construction	GRP
Is the tank internally coated or lined	N/A
Condition of internal coating/lining	N/A
Is tank linked?	No
Linked tanks	N/A
Tank insulation condition	Satisfactory

Condition of close fitting lid	Satisfactory	
Separate ball valve hatch present	Yes	
Condition of screened air vent	Satisfactory	
Overflow pipe fitted	Yes	
Size (mm) and material of overflow pipe	89 Galvanised	
Condition of overflow pipe and rodent screen	Satisfactory	Satisfactory
Warning pipe fitted	Yes	
Size (mm) and material of warning pipe	21 Galvanised	
Condition of warning pipe and rodent screen	Satisfactory	Satisfactory
Vent pipe(s) terminate in tank	No	
CWS coded correctly or asset label applied	Yes	

Inlet 1 Information For Asset ID 01/001/CWS/001

Size (mm) and material of pipework	60 Galvanised	
Condition of pipework	Satisfactory	
Valve condition	Satisfactory	
Insulation condition	Satisfactory	
Inlet control device	BS1212 Float Valve	
Condition of inlet control device	Satisfactory	
Supply source	MWS001	
Pipework identified correctly	Yes	

Outlet 1 Information For Asset ID 01/001/CWS/001

Size (mm) and material of pipework	89 Galvanised	
Condition of pipework	Satisfactory	
Valve condition	Satisfactory	
Insulation condition	Satisfactory	
Pipework identified correctly	Yes	

Outlet 2 Information For Asset ID 01/001/CWS/001

Size (mm) and material of pipework	27 Galvanised	
Condition of pipework	Satisfactory	
Valve condition	Satisfactory	
Insulation condition	Satisfactory	
Pipework identified correctly	Yes	

Internal Condition For Asset ID 01/001/CWS/001

Internal condition of tank	Satisfactory	
Condition of stored water	Satisfactory	
Cross flow of water	Yes	

Temperature Information (°C) For Asset ID 01/001/CWS/001

Stored water	16	Control measure	Non-Healthcare - Temperature only
--------------	----	-----------------	-----------------------------------

Inlet	16	Control measure	Non-
Healthcare - Temperature			only

Ambient	18
---------	----

Access Information For Asset ID 01/001/CWS/001

Adequate lighting	Yes
-------------------	-----

Adequate power supply	Yes
-----------------------	-----

Safe access to and around the tank	Yes
------------------------------------	-----

Overall For Asset ID 01/001/CWS/001

Overall condition of tank	Satisfactory
---------------------------	--------------

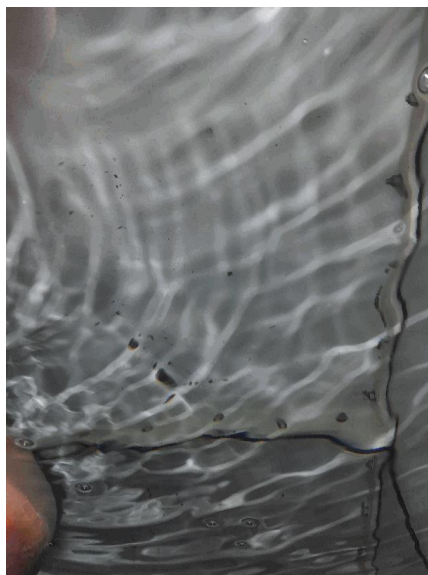
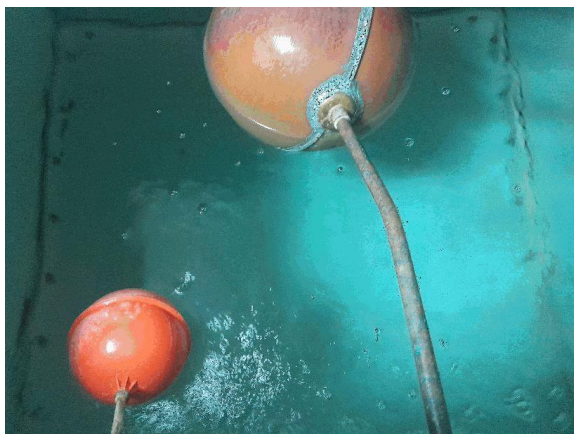
Replacement tank recommended?	N/A
-------------------------------	-----

Surveyor Comments

Outlet 002 is used as a drain valve - recommend regular flushing

Asset Photographs

The following photographs relate to this asset:





Lid torn.

Cold Water Storage

Asset ID: 18/001/CWS/002

Location: Roof, Tank room

General Information For Asset ID 18/001/CWS/002

Is the tank accessible?	Yes
Condition of tank room/area	Satisfactory
Tank dimensions (mm)	LxWxH : 3,000 x 1,000 x 2,000
Tank capacity (Litres)	4,800
Tank structure	Sectional
Material of construction	GRP
Is the tank internally coated or lined	N/A
Condition of internal coating/lining	N/A
Is tank linked?	Yes - Parallel
Linked tanks	CWS003
Tank insulation condition	Satisfactory - Pre-insulated
Condition of close fitting lid	Satisfactory
Separate ball valve hatch present	Yes
Condition of screened air vent	Satisfactory
Overflow pipe fitted	Yes
Size (mm) and material of overflow pipe	114 Polypropylene
Condition of overflow pipe and rodent screen	Satisfactory Satisfactory
Warning pipe fitted	Yes
Size (mm) and material of warning pipe	21 Polypropylene
Condition of warning pipe and rodent screen	Satisfactory Satisfactory
Vent pipe(s) terminate in tank	No
CWS coded correctly or asset label applied	Yes

Inlet 1 Information For Asset ID 18/001/CWS/002

Size (mm) and material of pipework	42 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Satisfactory
Inlet control device	Delayed action
Condition of inlet control device	Satisfactory
Supply source	CWS/001
Pipework identified correctly	Yes

Outlet 1 Information For Asset ID 18/001/CWS/002

Size (mm) and material of pipework	114 Polypropylene
------------------------------------	-------------------

Condition of pipework		Satisfactory	
Valve condition		Satisfactory	
Insulation condition		Satisfactory	
Pipework identified correctly		Yes	
Internal Condition For Asset ID 18/001/CWS/002			
Internal condition of tank		Satisfactory	
Condition of stored water		Satisfactory	
Cross flow of water		Yes	
Temperature Information (°C) For Asset ID 18/001/CWS/002			
Stored water	17	Control measure	Non-Healthcare - Temperature only
Inlet	16	Control measure	Non-Healthcare - Temperature only
Ambient	18		
Access Information For Asset ID 18/001/CWS/002			
Adequate lighting		Yes	
Adequate power supply		Yes	
Safe access to and around the tank		Yes	
Overall For Asset ID 18/001/CWS/002			
Overall condition of tank		Satisfactory	
Replacement tank recommended?		N/A	

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:





Inlet pipe with partial insulation





Cold Water Storage

Asset ID: 18/001/CWS/003

Location: Roof, Tank room

General Information For Asset ID 18/001/CWS/003

Is the tank accessible?	Yes
Condition of tank room/area	Satisfactory
Tank dimensions (mm)	LxWxH : 3,000 x 1,000 x 2,000
Tank capacity (Litres)	4,800
Tank structure	Sectional
Material of construction	GRP
Is the tank internally coated or lined	N/A
Condition of internal coating/lining	N/A
Is tank linked?	Yes - Parallel
Linked tanks	CWS002
Tank insulation condition	Satisfactory - Pre-insulated
Condition of close fitting lid	Satisfactory
Separate ball valve hatch present	Yes
Condition of screened air vent	Satisfactory
Overflow pipe fitted	Yes
Size (mm) and material of overflow pipe	114 Polypropylene
Condition of overflow pipe and rodent screen	Satisfactory Satisfactory
Warning pipe fitted	Yes
Size (mm) and material of warning pipe	21 Polypropylene
Condition of warning pipe and rodent screen	Satisfactory Satisfactory
Vent pipe(s) terminate in tank	No
CWS coded correctly or asset label applied	Yes

Inlet 1 Information For Asset ID 18/001/CWS/003

Size (mm) and material of pipework	42 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Satisfactory
Inlet control device	Delayed action
Condition of inlet control device	Satisfactory
Supply source	CWS/001
Pipework identified correctly	Yes

Outlet 1 Information For Asset ID 18/001/CWS/003

Size (mm) and material of pipework	114 Polypropylene
Condition of pipework	Satisfactory
Valve condition	Satisfactory

Insulation condition		Satisfactory	
Pipework identified correctly		Yes	
Internal Condition For Asset ID 18/001/CWS/003			
Internal condition of tank		Satisfactory	
Condition of stored water		Satisfactory	
Cross flow of water		Yes	
Temperature Information (°C) For Asset ID 18/001/CWS/003			
Stored water	16	Control measure	Non-Healthcare - Temperature only
Inlet	16	Control measure	Non-Healthcare - Temperature only
Ambient	18		
Access Information For Asset ID 18/001/CWS/003			
Adequate lighting		Yes	
Adequate power supply		Yes	
Safe access to and around the tank		Yes	
Overall For Asset ID 18/001/CWS/003			
Overall condition of tank		Satisfactory	
Replacement tank recommended?		N/A	

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:





Hot Water Storage

Asset ID: 01/001/HWS/001

Location: Ground floor, Tank room

General Information For Asset ID 01/001/HWS/001

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Heatrae Sadia FBM
HWS capacity (litres)	25
Material of construction	Steel
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No - N/A (<125 litres)
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	N/A
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes

Header Tank For Asset ID 01/001/HWS/001

Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Satisfactory
Internal condition of header tank	Satisfactory
Condition of stored water	Satisfactory
Stored water temperature (°C)	21

Inlet temperature (°C) and control measure 17 Non-Healthcare - Temperature and biocide

Ambient temperature (°C) 18

Supply Information For Asset ID 01/001/HWS/001

Size (mm) and material of pipework N/A Galvanised

Condition of pipework Satisfactory

Supply source CWS001

Valve condition Satisfactory

Insulation condition Not fitted

Pipework identified correctly Yes

Flow System Information For Asset ID 01/001/HWS/001

Size (mm) and material of pipework 27 Galvanised

Condition of pipework Satisfactory

Valve condition Not fitted

Insulation condition Satisfactory

Pipework identified correctly Yes

Temperature Information (°C) For Asset ID 01/001/HWS/001

Flow	60	Control measure	Non-Healthcare - Temperature only
------	----	-----------------	-----------------------------------

Return N/A - No return system

HWS operational Yes

Access Information For Asset ID 01/001/HWS/001

Adequate lighting Yes

Adequate power supply Yes

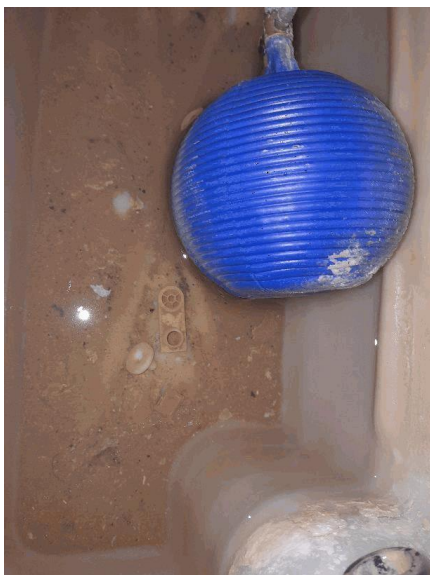
Safe access to and around the HWS Yes

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:





Summary of recommendations for HWS001

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk

Asset ID:

Location:

Hot Water Storage

13/001/HWS/002

12th floor, Flats 66

General Information For Asset ID 13/001/HWS/002

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 13/001/HWS/002

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A

Hot Water Storage

Asset ID:

Location:

Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 13/001/HWS/002	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 13/001/HWS/002	
Flow	0
Control measure	N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 13/001/HWS/002	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	

09/001/HWS/003

8th floor, Flat 43

General Information For Asset ID 09/001/HWS/003	
Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A

Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 09/001/HWS/003	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Hot Water Storage

Asset ID:

Location:

Flow System Information For Asset ID 09/001/HWS/003

		N/A
		N/A
Valve condition		N/A
Insulation condition		N/A
Pipework identified correctly		N/A
Temperature Information (°C) For Asset ID 09/001/HWS/003		
Flow	0	Control measure N/A
Return	N/A	
HWS operational	N/A	
Access Information For Asset ID 09/001/HWS/003		
Adequate lighting		
Adequate power supply		N/A
Safe access to and around the HWS		N/A
Surveyor Comments		
N/A		

17/001/HWS/004

16th floor, Flat 92

General Information For Asset ID 17/001/HWS/004		
Is the HWS accessible?		Not tested
HWS type		N/A
HWS dimensions (mm) / make and model		N/A
HWS capacity (litres)		N/A
Material of construction		N/A
Visual external condition		N/A
Heat source		N/A
Temperature gauge fitted		N/A
Temperature gauge operational		N/A
Is the unit linked		N/A

Size (mm) and material of pipework			
Condition of pipework			
Linked units	N/A		
Insulation condition	N/A		
Type of system	N/A		
Position of pump	N/A		
Anti-stratification pump fitted	N/A		
Anti-stratification pump operational	N/A		
Timer fitted to Anti-stratification pump	N/A		
Drain valve fitted	N/A		
Drain valve operational	N/A		
Condition of water from drain valve	N/A		
HWS coded correctly or asset label applied	N/A		
Supply Information For Asset ID 17/001/HWS/004			
Size (mm) and material of pipework			
Condition of pipework			
Supply source			
Valve condition			
Insulation condition			
Pipework identified correctly			
Flow System Information For Asset ID 17/001/HWS/004			
N/A			
N/A			
Valve condition			
Insulation condition			
Pipework identified correctly			
Temperature Information (°C) For Asset ID 17/001/HWS/004			
Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		
Access Information For Asset ID 17/001/HWS/004			
Adequate lighting			

Hot Water Storage

Asset ID:

Location:

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

04/001/HWS/005

3rd floor, Flat 13

General Information For Asset ID 04/001/HWS/005

Is the HWS accessible? Not tested

HWS type N/A

HWS dimensions (mm) / make and model N/A

HWS capacity (litres) N/A

Material of construction N/A

Visual external condition N/A

Heat source N/A

Temperature gauge fitted N/A

Temperature gauge operational N/A

Is the unit linked N/A

Linked units N/A

Insulation condition N/A

Type of system N/A

Position of pump N/A

Anti-stratification pump fitted N/A

Anti-stratification pump operational N/A

Timer fitted to Anti-stratification pump N/A

Drain valve fitted N/A

Drain valve operational N/A

--

Size (mm) and material of pipework

Condition of pipework

Condition of water from drain valve N/A

HWS coded correctly or asset label applied N/A

Supply Information For Asset ID 04/001/HWS/005

Size (mm) and material of pipework N/A

Condition of pipework N/A

Supply source N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Flow System Information For Asset ID 04/001/HWS/005

N/A

N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Temperature Information (° C) For Asset ID 04/001/HWS/005

Flow 0 Control measure N/A

Return N/A

HWS operational N/A

Access Information For Asset ID 04/001/HWS/005

Adequate lighting

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

17/002/HWS/006

16th floor, Flat 93

General Information For Asset ID 17/002/HWS/006

Is the HWS accessible? Not tested

HWS type N/A

Hot Water Storage

Asset ID:

Location:

HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 17/002/HWS/006	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

--

Size (mm) and material of pipework

Condition of pipework

Flow System Information For Asset ID 17/002/HWS/006

	N/A
	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (° C) For Asset ID 17/002/HWS/006

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 17/002/HWS/006

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

04/002/HWS/007

3rd floor, Flat 11

General Information For Asset ID 04/002/HWS/007

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A

Hot Water Storage

Asset ID:

Location:

Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 04/002/HWS/007	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

--	--

Flow System Information For Asset ID 04/002/HWS/007

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 04/002/HWS/007
--

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 04/002/HWS/007

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

04/003/HWS/008

3rd floor, Flat 10

General Information For Asset ID 04/003/HWS/008
--

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A

Hot Water Storage

Asset ID:

Location:

Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 04/003/HWS/008	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 04/003/HWS/008	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 04/003/HWS/008	
Flow	0
Control measure	N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 04/003/HWS/008	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	
15/001/HWS/009	
14th floor, Flat 79	
General Information For Asset ID 15/001/HWS/009	
Is the HWS accessible?	Not tested

HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 15/001/HWS/009	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 15/001/HWS/009	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 15/001/HWS/009	

Hot Water Storage

Asset ID:

Location:

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A
HWS operational	N/A

Access Information For Asset ID 15/001/HWS/009

Adequate lighting

Adequate power supply	N/A
-----------------------	-----

Safe access to and around the HWS	N/A
-----------------------------------	-----

Surveyor Comments

N/A

11/001/HWS/010

10th floor, Flat 54

General Information For Asset ID 11/001/HWS/010

Is the HWS accessible?	Not tested
------------------------	------------

HWS type	N/A
----------	-----

HWS dimensions (mm) / make and model	N/A
--------------------------------------	-----

HWS capacity (litres)	N/A
-----------------------	-----

Material of construction	N/A
--------------------------	-----

Visual external condition	N/A
---------------------------	-----

Heat source	N/A
-------------	-----

Temperature gauge fitted	N/A
--------------------------	-----

Temperature gauge operational	N/A
-------------------------------	-----

Is the unit linked	N/A
--------------------	-----

Linked units	N/A
--------------	-----

Insulation condition	N/A
----------------------	-----

Type of system	N/A
----------------	-----

Position of pump	N/A
------------------	-----

Anti-stratification pump fitted	N/A
---------------------------------	-----

Anti-stratification pump operational	N/A
--------------------------------------	-----

Timer fitted to Anti-stratification pump	N/A
--	-----

Drain valve fitted	N/A
--------------------	-----

Drain valve operational	N/A
-------------------------	-----

Condition of water from drain valve	N/A
-------------------------------------	-----

HWS coded correctly or asset label applied	N/A
--	-----

--	--

Supply Information For Asset ID 11/001/HWS/010

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 11/001/HWS/010
--

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (° C) For Asset ID 11/001/HWS/010

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 11/001/HWS/010

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

09/002/HWS/011

8th floor, Flat 40

General Information For Asset ID 09/002/HWS/011
--

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A

Hot Water Storage

Asset ID:

Location:

Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 09/002/HWS/011	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 09/002/HWS/011	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 09/002/HWS/011	
Flow	0 Control measure N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 09/002/HWS/011	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

07/001/HWS/012

6th floor, Flat 28

General Information For Asset ID 07/001/HWS/012

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 07/001/HWS/012

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Hot Water Storage

Asset ID:

Location:

Flow System Information For Asset ID 07/001/HWS/012

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (° C) For Asset ID 07/001/HWS/012

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 07/001/HWS/012

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

05/002/HWS/013

4th floor, Flat 21

General Information For Asset ID 05/002/HWS/013

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A

--	--

Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 05/002/HWS/013

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 05/002/HWS/013

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 05/002/HWS/013
--

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 05/002/HWS/013

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

03/002/HWS/014

2nd floor, Flat 4

General Information For Asset ID 03/002/HWS/014
--

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A

Hot Water Storage

Asset ID:

Location:

HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 03/002/HWS/014	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 03/002/HWS/014	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 03/002/HWS/014	

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		
Access Information For Asset ID 03/002/HWS/014			
Adequate lighting			
Adequate power supply		N/A	
Safe access to and around the HWS		N/A	
Surveyor Comments			
N/A		15/002/HWS/015	
		14th floor, Flat 76	

General Information For Asset ID 15/002/HWS/015	
Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Hot Water Storage

Asset ID:

Location:

Supply Information For Asset ID 15/002/HWS/015

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 15/002/HWS/015

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 15/002/HWS/015

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 15/002/HWS/015

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

13/002/HWS/016

12th floor, Flat 64

General Information For Asset ID 13/002/HWS/016

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No

Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes
Header Tank For Asset ID 13/002/HWS/016	
Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Satisfactory
Internal condition of header tank	Satisfactory
Condition of stored water	Satisfactory
Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	21
Supply Information For Asset ID 13/002/HWS/016	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes
Flow System Information For Asset ID 13/002/HWS/016	
Size (mm) and material of pipework	22 Copper

Hot Water Storage

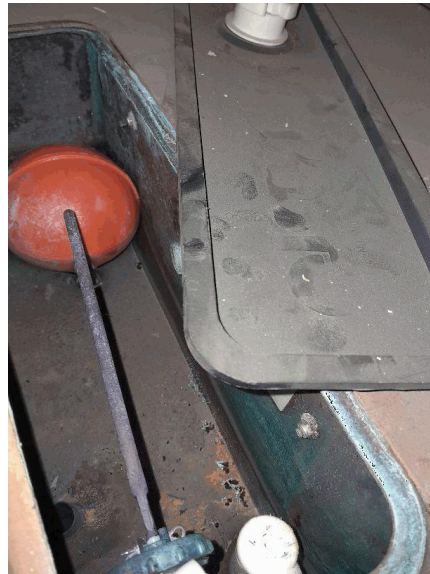
Asset ID:

Location:

Condition of pipework	Satisfactory		
Valve condition	Satisfactory		
Insulation condition	Not fitted		
Pipework identified correctly	Yes		
Temperature Information (° C) For Asset ID 13/002/HWS/016			
Flow	61	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		
Access Information For Asset ID 13/002/HWS/016			
Adequate lighting	Yes		
Adequate power supply	Yes		
Safe access to and around the HWS	Restricted access		
Surveyor Comments			
N/A			

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS016

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

Hot Water Storage

Asset ID: 11/002/HWS/017
Location: 10th floor, Flat 57

General Information For Asset ID 11/002/HWS/017

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A

Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 11/002/HWS/017	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 11/002/HWS/017	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 11/002/HWS/017	
Flow	0
Control measure	N/A
Return	N/A
HWS operational	N/A

Access Information For Asset ID 11/002/HWS/017

Adequate lighting

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

Hot Water Storage

Asset ID: 16/001/HWS/018
Location: 15th floor, Flat 82

General Information For Asset ID 16/001/HWS/018
--

Is the HWS accessible? Yes

HWS type Combination water heater

HWS dimensions (mm) / make and model Elson Economy 7

HWS capacity (litres) 210

Material of construction Copper

Visual external condition Satisfactory

Heat source Electric

Temperature gauge fitted No

Temperature gauge operational N/A

Is the unit linked No

Linked units N/A

Insulation condition Satisfactory - Pre-insulated

Type of system Pumped

Position of pump Flow

Anti-stratification pump fitted N/A

Anti-stratification pump operational N/A

Timer fitted to Anti-stratification pump N/A

Drain valve fitted Yes

Drain valve operational Not tested

Condition of water from drain valve N/A

HWS coded correctly or asset label applied Yes

Header Tank For Asset ID 16/001/HWS/018
--

Does the HWS unit have an integral header tank? Yes

Is there a close fitting lid? No

Condition of close fitting lid	N/A
Condition of close fitting lid screened air vent	N/A
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Unsatisfactory - Biofilm and/or scale present
Internal condition of header tank	Unsatisfactory - significant sludge/sediment present
Condition of stored water	Unsatisfactory - Significant contamination/foreign bodies present
Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature and biocide
Ambient temperature (°C)	60
Supply Information For Asset ID 16/001/HWS/018	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 16/001/HWS/018

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 16/001/HWS/018

Flow	60	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 16/001/HWS/018

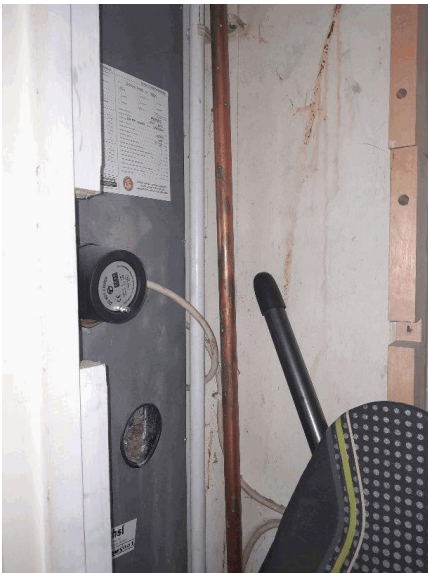
Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS018

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Significant contamination / foreign bodies present in hot water generator header tank	Carry out a clean and disinfection	PCAF
Hot water generator header tank does not have a close fitting lid	Install close fitting lid to header tank	High Risk

Biofilm and/or scale present on hot water generator header tank inlet control device	Carry out a clean and disinfection	High Risk
Significant sludge / sediment present in hot water generator header tank	Carry out a clean and disinfection	High Risk
Ambient temperature within hot water generator area is elevated	Further investigation required to identify source of heat gain - consider the improvement of ventilation	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot Water Storage

Asset ID:

Location:

08/002/HWS/019

7th floor, Flat 39

General Information For Asset ID 08/002/HWS/019

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 08/002/HWS/019

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 08/002/HWS/019

Size (mm) and material of pipework	N/A
------------------------------------	-----

--

Condition of pipework	N/A
-----------------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Temperature Information (° C) For Asset ID 08/002/HWS/019

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A
--------	-----

HWS operational	N/A
-----------------	-----

Access Information For Asset ID 08/002/HWS/019

Adequate lighting

Adequate power supply	N/A
-----------------------	-----

Safe access to and around the HWS	N/A
-----------------------------------	-----

Surveyor Comments

N/A

06/001/HWS/020

5th floor, Flat 22

General Information For Asset ID 06/001/HWS/020
--

Is the HWS accessible?	Not tested
------------------------	------------

HWS type	N/A
----------	-----

HWS dimensions (mm) / make and model	N/A
--------------------------------------	-----

HWS capacity (litres)	N/A
-----------------------	-----

Material of construction	N/A
--------------------------	-----

Visual external condition	N/A
---------------------------	-----

Heat source	N/A
-------------	-----

Temperature gauge fitted	N/A
--------------------------	-----

Temperature gauge operational	N/A
-------------------------------	-----

Is the unit linked	N/A
--------------------	-----

Linked units	N/A
--------------	-----

Insulation condition	N/A
----------------------	-----

Type of system	N/A
----------------	-----

Position of pump	N/A
------------------	-----

Anti-stratification pump fitted	N/A
---------------------------------	-----

Anti-stratification pump operational	N/A
--------------------------------------	-----

Timer fitted to Anti-stratification pump	N/A
--	-----

Hot Water Storage

Asset ID:

Location:

Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 06/001/HWS/020

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 06/001/HWS/020

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 06/001/HWS/020

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 06/001/HWS/020

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

03/001/HWS/021

2nd floor, Flat 9

General Information For Asset ID 03/001/HWS/021

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A

HWS capacity (litres)	N/A		
Material of construction	N/A		
Visual external condition	N/A		
Heat source	N/A		
Temperature gauge fitted	N/A		
Temperature gauge operational	N/A		
Is the unit linked	N/A		
Linked units	N/A		
Insulation condition	N/A		
Type of system	N/A		
Position of pump	N/A		
Anti-stratification pump fitted	N/A		
Anti-stratification pump operational	N/A		
Timer fitted to Anti-stratification pump	N/A		
Drain valve fitted	N/A		
Drain valve operational	N/A		
Condition of water from drain valve	N/A		
HWS coded correctly or asset label applied	N/A		
Supply Information For Asset ID 03/001/HWS/021			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Supply source	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Flow System Information For Asset ID 03/001/HWS/021			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Temperature Information (°C) For Asset ID 03/001/HWS/021			
Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Hot Water Storage

Asset ID:

Location:

Access Information For Asset ID 03/001/HWS/021

Adequate lighting

Adequate power supply

N/A

Safe access to and around the HWS

N/A

Surveyor Comments

N/A

14/002/HWS/022

13th floor, Flat 75

General Information For Asset ID 14/002/HWS/022

Is the HWS accessible?

Not tested

HWS type

N/A

HWS dimensions (mm) / make and model

N/A

HWS capacity (litres)

N/A

Material of construction

N/A

Visual external condition

N/A

Heat source

N/A

Temperature gauge fitted

N/A

Temperature gauge operational

N/A

Is the unit linked

N/A

Linked units

N/A

Insulation condition

N/A

Type of system

N/A

Position of pump

N/A

Anti-stratification pump fitted

N/A

Anti-stratification pump operational

N/A

Timer fitted to Anti-stratification pump

N/A

Drain valve fitted

N/A

Drain valve operational

N/A

Condition of water from drain valve

N/A

HWS coded correctly or asset label applied

N/A

Supply Information For Asset ID 14/002/HWS/022

Size (mm) and material of pipework

N/A

--	--

Condition of pipework	N/A
-----------------------	-----

Supply source	N/A
---------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Flow System Information For Asset ID 14/002/HWS/022

Size (mm) and material of pipework	N/A
------------------------------------	-----

Condition of pipework	N/A
-----------------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Temperature Information (°C) For Asset ID 14/002/HWS/022
--

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A		
--------	-----	--	--

HWS operational	N/A		
-----------------	-----	--	--

Access Information For Asset ID 14/002/HWS/022

Adequate lighting	
-------------------	--

Adequate power supply	N/A
-----------------------	-----

Safe access to and around the HWS	N/A
-----------------------------------	-----

Surveyor Comments

N/A

07/002/HWS/023

6th floor, Flat 31

General Information For Asset ID 07/002/HWS/023
--

Is the HWS accessible?	Not tested
------------------------	------------

HWS type	N/A
----------	-----

HWS dimensions (mm) / make and model	N/A
--------------------------------------	-----

HWS capacity (litres)	N/A
-----------------------	-----

Material of construction	N/A
--------------------------	-----

Visual external condition	N/A
---------------------------	-----

Heat source	N/A
-------------	-----

Temperature gauge fitted	N/A
--------------------------	-----

Temperature gauge operational	N/A
-------------------------------	-----

Is the unit linked	N/A
--------------------	-----

Linked units	N/A
--------------	-----

Hot Water Storage

Asset ID:

Location:

Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 07/002/HWS/023	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 07/002/HWS/023	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 07/002/HWS/023	
Flow	0
Control measure	N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 07/002/HWS/023	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	

06/002/HWS/024

5th floor, Flat 27

General Information For Asset ID 06/002/HWS/024

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 06/002/HWS/024

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 06/002/HWS/024

Size (mm) and material of pipework	N/A
------------------------------------	-----

Hot Water Storage

Asset ID:

Location:

Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (° C) For Asset ID 06/002/HWS/024	
Flow	0 Control measure N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 06/002/HWS/024	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	

02/001/HWS/025

1st floor, Flat 3

General Information For Asset ID 02/001/HWS/025	
Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	LxWxH: 1260 x 460 x 550 / Gledhill
HWS capacity (litres)	166
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Pumped
Position of pump	Flow

Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes

Header Tank For Asset ID 02/001/HWS/025

Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Satisfactory
Internal condition of header tank	Satisfactory
Condition of stored water	Satisfactory
Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	22

Supply Information For Asset ID 02/001/HWS/025

Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 02/001/HWS/025

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 02/001/HWS/025

Flow	62	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		

Hot Water Storage

Asset ID:

Location:

HWS operational	Yes
-----------------	-----

Access Information For Asset ID 02/001/HWS/025
--

Adequate lighting	Yes
-------------------	-----

Adequate power supply	Yes
-----------------------	-----

Safe access to and around the HWS	Restricted access
-----------------------------------	-------------------

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Hot Water Storage

Asset ID:

Location:



Summary of recommendations for HWS025

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
-------------	----------------	-------------------

Hot water generator supply pipework not insulated Insulate supply pipework

Medium Risk

Hot water generator flow pipework not insulated Insulate flow pipework

Medium Risk

No temperature gauge fitted to the hot water generator Install a temperature gauge

Medium Risk

16/002/HWS/026

15th floor, Flat 87

General Information For Asset ID 16/002/HWS/026

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 16/002/HWS/026

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A

Hot Water Storage

Asset ID:

Location:

Insulation condition

N/A

Pipework identified correctly

N/A

--

Flow System Information For Asset ID 16/002/HWS/026

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 16/002/HWS/026

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 16/002/HWS/026

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

14/001/HWS/027

13th floor, Flat 70

General Information For Asset ID 14/001/HWS/027

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A

Hot Water Storage

Asset ID:

Location:

Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 14/001/HWS/027	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 14/001/HWS/027	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 14/001/HWS/027	
Flow	0
Control measure	N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 14/001/HWS/027	
Adequate lighting	



Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

Hot Water Storage

Asset ID:

Location:

12/002/HWS/028

11th floor, Flat 63

Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Restricted access
Condition of close fitting lid	N/A
Condition of close fitting lid screened air vent	N/A
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Restricted access
Internal condition of header tank	Inaccessible - Other
Condition of stored water	N/A
Stored water temperature (°C)	Inaccessible

--

Inlet temperature (°C) and control measure	Inaccessible Non-Healthcare - Temperature and biocide
Ambient temperature (°C)	21
General Information For Asset ID 12/002/HWS/028	
Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes

Header Tank For Asset ID 12/002/HWS/028
--

Supply Information For Asset ID 12/002/HWS/028

Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 12/002/HWS/028
--

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 12/002/HWS/028

Flow	64	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 12/002/HWS/028

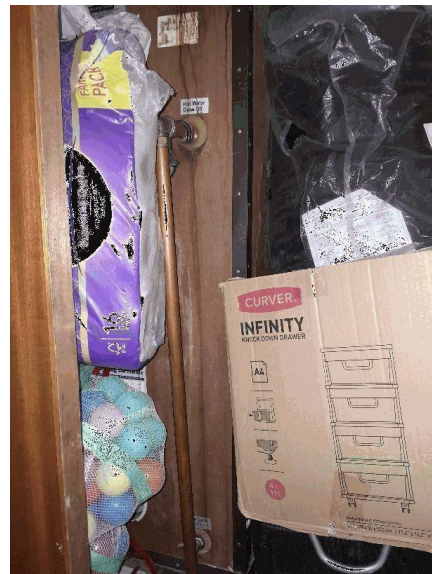
Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



No access to cws as it is behind wooden pannel.

Summary of recommendations for HWS028

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
-------------	----------------	-------------------



No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk
Restricted access to the hot water generator	Improve access to the hot water generator	Medium Risk
Internal of hot water generator header tank cannot be accessed	Provide safe internal access to header tank	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

10/002/HWS/029

9th floor, Flat 51

General Information For Asset ID 10/002/HWS/029

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 10/002/HWS/029

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 10/002/HWS/029

Size (mm) and material of pipework	N/A
------------------------------------	-----

Hot Water Storage

Asset ID:

Location:

Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (° C) For Asset ID 10/002/HWS/029	
Flow	0 Control measure N/A
Return	N/A
HWS operational	N/A
Access Information For Asset ID 10/002/HWS/029	
Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	

08/001/HWS/030

7th floor, Flat 34

General Information For Asset ID 08/001/HWS/030	
Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A

--	--

Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 08/001/HWS/030

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 08/001/HWS/030
--

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 08/001/HWS/030
--

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 08/001/HWS/030

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

05/001/HWS/031

4th floor, Flat 16

General Information For Asset ID 05/001/HWS/031
--

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A

Hot Water Storage

Asset ID:

Location:

HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 05/001/HWS/031	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 05/001/HWS/031	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 05/001/HWS/031	

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		
Access Information For Asset ID 05/001/HWS/031			
Adequate lighting			
Adequate power supply		N/A	
Safe access to and around the HWS		N/A	
Surveyor Comments			
N/A			
		12/001/HWS/032	
		11th floor, Flat 58	

General Information For Asset ID 12/001/HWS/032	
Is the HWS accessible?	Restricted access
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes

Hot Water Storage

Asset ID:

Location:

Header Tank For Asset ID 12/001/HWS/032

Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Restricted access
Condition of close fitting lid	N/A
Condition of close fitting lid screened air vent	N/A
Condition of overflow pipe rodent screen	Restricted access
Condition of inlet control device	Restricted access
Internal condition of header tank	Inaccessible - Other
Condition of stored water	N/A
Stored water temperature (°C)	Inaccessible
Inlet temperature (°C) and control measure	Inaccessible Non-Healthcare - Temperature only
Ambient temperature (°C)	18

Supply Information For Asset ID 12/001/HWS/032

Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 12/001/HWS/032

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 12/001/HWS/032

Flow	60	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 12/001/HWS/032

Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Only bottom halve of HWS accessible.

Summary of recommendations for HWS032

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Restricted access to the hot water generator	Improve access to the hot water generator	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk
Internal of hot water generator header tank cannot be accessed	Provide safe internal access to header tank	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

10/001/HWS/033

9th floor, Flat 46

General Information For Asset ID 10/001/HWS/033
--

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 10/001/HWS/033	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 10/001/HWS/033	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A

Hot Water Storage

Asset ID:

Location:

Pipework identified correctly

N/A

Temperature Information (°C) For Asset ID 10/001/HWS/033

Flow 0 Control measure N/A

Return N/A

HWS operational N/A

Access Information For Asset ID 10/001/HWS/033

Adequate lighting

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

05/003/HWS/034

4th floor, Flat 17

General Information For Asset ID 05/003/HWS/034

Is the HWS accessible? Not tested

HWS type N/A

HWS dimensions (mm) / make and model N/A

HWS capacity (litres) N/A

Material of construction N/A

Visual external condition N/A

Heat source N/A

Temperature gauge fitted N/A

Temperature gauge operational N/A

Is the unit linked N/A

Linked units N/A

Insulation condition N/A

Type of system N/A

Position of pump N/A

Anti-stratification pump fitted N/A

Anti-stratification pump operational N/A

Timer fitted to Anti-stratification pump N/A

--

Drain valve fitted	N/A
--------------------	-----

Drain valve operational	N/A
-------------------------	-----

Condition of water from drain valve	N/A
-------------------------------------	-----

HWS coded correctly or asset label applied	N/A
--	-----

Supply Information For Asset ID 05/003/HWS/034

Size (mm) and material of pipework	N/A
------------------------------------	-----

Condition of pipework	N/A
-----------------------	-----

Supply source	N/A
---------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Flow System Information For Asset ID 05/003/HWS/034
--

Size (mm) and material of pipework	N/A
------------------------------------	-----

Condition of pipework	N/A
-----------------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Temperature Information (°C) For Asset ID 05/003/HWS/034
--

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A
--------	-----

HWS operational	N/A
-----------------	-----

Access Information For Asset ID 05/003/HWS/034

Adequate lighting

Adequate power supply	N/A
-----------------------	-----

Safe access to and around the HWS	N/A
-----------------------------------	-----

Surveyor Comments

N/A

03/003/HWS/035

2nd floor, Flat 7

General Information For Asset ID 03/003/HWS/035
--

Is the HWS accessible?	Not tested
------------------------	------------

HWS type	N/A
----------	-----

HWS dimensions (mm) / make and model	N/A
--------------------------------------	-----

HWS capacity (litres)	N/A
-----------------------	-----

Hot Water Storage

Asset ID:

Location:

Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 03/003/HWS/035

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 03/003/HWS/035

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 03/003/HWS/035

--	--	--	--

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A		
--------	-----	--	--

HWS operational	N/A		
-----------------	-----	--	--

Access Information For Asset ID 03/003/HWS/035

Adequate lighting			
-------------------	--	--	--

Adequate power supply	N/A		
-----------------------	-----	--	--

Safe access to and around the HWS	N/A		
-----------------------------------	-----	--	--

Surveyor Comments

N/A			
-----	--	--	--

02/003/HWS/036

1st floor, Flat 1

General Information For Asset ID 02/003/HWS/036

Is the HWS accessible?	Yes		
------------------------	-----	--	--

HWS type	Combination water heater		
----------	--------------------------	--	--

HWS dimensions (mm) / make and model	Elson Opal		
--------------------------------------	------------	--	--

HWS capacity (litres)	210		
-----------------------	-----	--	--

Material of construction	Copper		
--------------------------	--------	--	--

Visual external condition	Satisfactory		
---------------------------	--------------	--	--

Heat source	Electric		
-------------	----------	--	--

Temperature gauge fitted	No		
--------------------------	----	--	--

Temperature gauge operational	N/A		
-------------------------------	-----	--	--

Is the unit linked	No		
--------------------	----	--	--

Linked units	N/A		
--------------	-----	--	--

Insulation condition	Satisfactory - Pre-insulated		
----------------------	------------------------------	--	--

Type of system	Pumped		
----------------	--------	--	--

Position of pump	Flow		
------------------	------	--	--

Anti-stratification pump fitted	N/A		
---------------------------------	-----	--	--

Anti-stratification pump operational	N/A		
--------------------------------------	-----	--	--

Timer fitted to Anti-stratification pump	N/A		
--	-----	--	--

Drain valve fitted	Yes		
--------------------	-----	--	--

Drain valve operational	Not tested		
-------------------------	------------	--	--

Condition of water from drain valve	N/A		
-------------------------------------	-----	--	--

Hot Water Storage

Asset ID:

Location:

HWS coded correctly or asset label applied

Yes

Header Tank For Asset ID 02/003/HWS/036

Does the HWS unit have an integral header tank?

Yes

Is there a close fitting lid?

Yes

Condition of close fitting lid

Satisfactory

Condition of close fitting lid screened air vent

Satisfactory

Condition of overflow pipe rodent screen

Satisfactory

Condition of inlet control device

Unsatisfactory - Biofilm and/or scale present

Internal condition of header tank

Unsatisfactory - significant sludge/sediment present

Condition of stored water

Unsatisfactory - Significant contamination/foreign bodies present

Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	20
Supply Information For Asset ID 02/003/HWS/036	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 02/003/HWS/036

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 02/003/HWS/036

Flow	61	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 02/003/HWS/036

Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS036

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Significant contamination / foreign bodies present in hot water generator header tank	Carry out a clean and disinfection	PCAF
Biofilm and/or scale present on hot water generator header tank inlet control device	Carry out a clean and disinfection	High Risk
Significant sludge / sediment present in hot water generator header tank	Carry out a clean and disinfection	High Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot Water Storage

Asset ID:

Location:

16/003/HWS/037

15th floor, Flats 82-87

General Information For Asset ID 16/003/HWS/037

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 16/003/HWS/037

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A

Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Hot Water Storage

Asset ID:

Location:

Flow System Information For Asset ID 16/003/HWS/037

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 16/003/HWS/037

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 16/003/HWS/037

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

04/004/HWS/038

3rd floor, Flat 12

General Information For Asset ID 04/004/HWS/038

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A

Is the unit linked	N/A		
Linked units	N/A		
Insulation condition	N/A		
Type of system	N/A		
Position of pump	N/A		
Anti-stratification pump fitted	N/A		
Anti-stratification pump operational	N/A		
Timer fitted to Anti-stratification pump	N/A		
Drain valve fitted	N/A		
Drain valve operational	N/A		
Condition of water from drain valve	N/A		
HWS coded correctly or asset label applied	N/A		
Supply Information For Asset ID 04/004/HWS/038			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Supply source	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Flow System Information For Asset ID 04/004/HWS/038			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Temperature Information (°C) For Asset ID 04/004/HWS/038			
Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		
Access Information For Asset ID 04/004/HWS/038			
Adequate lighting			

Hot Water Storage

Asset ID:

Location:

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

05/004/HWS/039

4th floor, Flats 20

General Information For Asset ID 05/004/HWS/039

Is the HWS accessible? Not tested

HWS type N/A

HWS dimensions (mm) / make and model N/A

HWS capacity (litres) N/A

Material of construction N/A

Visual external condition N/A

Heat source N/A

Temperature gauge fitted N/A

Temperature gauge operational N/A

Is the unit linked N/A

Linked units N/A

Insulation condition N/A

Type of system N/A

Position of pump N/A

Anti-stratification pump fitted N/A

Anti-stratification pump operational N/A

Timer fitted to Anti-stratification pump N/A

Drain valve fitted N/A

Drain valve operational N/A

--

Condition of water from drain valve N/A

HWS coded correctly or asset label applied N/A

Supply Information For Asset ID 05/004/HWS/039

Size (mm) and material of pipework N/A

Condition of pipework N/A

Supply source N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Flow System Information For Asset ID 05/004/HWS/039

Size (mm) and material of pipework N/A

Condition of pipework N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Temperature Information (°C) For Asset ID 05/004/HWS/039

Flow 0 Control measure N/A

Return N/A

HWS operational N/A

Access Information For Asset ID 05/004/HWS/039

Adequate lighting

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

07/003/HWS/040

6th floor, Flats 29

General Information For Asset ID 07/003/HWS/040

Is the HWS accessible? Not tested

HWS type N/A

HWS dimensions (mm) / make and model N/A

Hot Water Storage

Asset ID:

Location:

HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 07/003/HWS/040	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 07/003/HWS/040	
Size (mm) and material of pipework	N/A

--

Condition of pipework N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Temperature Information (°C) For Asset ID 07/003/HWS/040

Flow 0 Control measure N/A

Return N/A

HWS operational N/A

Access Information For Asset ID 07/003/HWS/040

Adequate lighting

Adequate power supply N/A

Safe access to and around the HWS N/A

Surveyor Comments

N/A

11/003/HWS/041

10th floor, Flats 53

General Information For Asset ID 11/003/HWS/041

Is the HWS accessible? Not tested

HWS type N/A

HWS dimensions (mm) / make and model N/A

HWS capacity (litres) N/A

Material of construction N/A

Visual external condition N/A

Heat source N/A

Temperature gauge fitted N/A

Temperature gauge operational N/A

Is the unit linked N/A

Linked units N/A

Insulation condition N/A

Hot Water Storage

Asset ID:

Location:

Type of system	N/A		
Position of pump	N/A		
Anti-stratification pump fitted	N/A		
Anti-stratification pump operational	N/A		
Timer fitted to Anti-stratification pump	N/A		
Drain valve fitted	N/A		
Drain valve operational	N/A		
Condition of water from drain valve	N/A		
HWS coded correctly or asset label applied	N/A		
Supply Information For Asset ID 11/003/HWS/041			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Supply source	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Flow System Information For Asset ID 11/003/HWS/041			
Size (mm) and material of pipework	N/A		
Condition of pipework	N/A		
Valve condition	N/A		
Insulation condition	N/A		
Pipework identified correctly	N/A		
Temperature Information (°C) For Asset ID 11/003/HWS/041			
Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		
Access Information For Asset ID 11/003/HWS/041			
Adequate lighting			
Adequate power supply	N/A		

Safe access to and around the HWS	N/A
Surveyor Comments	
N/A	

Hot Water Storage

Asset ID:	12/003/HWS/042
Location:	11th floor, Flats 59
General Information For Asset ID 12/003/HWS/042	
Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 12/003/HWS/042	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A

--	--

Supply source	N/A
---------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Flow System Information For Asset ID 12/003/HWS/042

Size (mm) and material of pipework	N/A
------------------------------------	-----

Condition of pipework	N/A
-----------------------	-----

Valve condition	N/A
-----------------	-----

Insulation condition	N/A
----------------------	-----

Pipework identified correctly	N/A
-------------------------------	-----

Temperature Information (° C) For Asset ID 12/003/HWS/042

Flow	0	Control measure	N/A
------	---	-----------------	-----

Return	N/A		
--------	-----	--	--

HWS operational	N/A		
-----------------	-----	--	--

Access Information For Asset ID 12/003/HWS/042

Adequate lighting

Adequate power supply	N/A
-----------------------	-----

Safe access to and around the HWS	N/A
-----------------------------------	-----

Surveyor Comments

N/A

13/003/HWS/043

12th floor, Flat 65

General Information For Asset ID 13/003/HWS/043
--

Is the HWS accessible?	Not tested
------------------------	------------

HWS type	N/A
----------	-----

HWS dimensions (mm) / make and model	N/A
--------------------------------------	-----

HWS capacity (litres)	N/A
-----------------------	-----

Material of construction	N/A
--------------------------	-----

Visual external condition	N/A
---------------------------	-----

Heat source	N/A
-------------	-----

Temperature gauge fitted	N/A
--------------------------	-----

Hot Water Storage

Asset ID:

Location:

Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A
Supply Information For Asset ID 13/003/HWS/043	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Flow System Information For Asset ID 13/003/HWS/043	
Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A
Temperature Information (°C) For Asset ID 13/003/HWS/043	
Flow	0
Control measure	N/A

Return	N/A	
HWS operational	N/A	
	Access Information For Asset ID 13/003/HWS/043	
Adequate lighting		
Adequate power supply	N/A	
Safe access to and around the HWS	N/A	
Surveyor Comments		
N/A		

Asset ID:

Location:

Hot Water Storage

14/003/HWS/044

13th floor, Flats 73

General Information For Asset ID 14/003/HWS/044

Is the HWS accessible?	Not tested
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 14/003/HWS/044

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

--	--

Flow System Information For Asset ID 14/003/HWS/044

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Temperature Information (°C) For Asset ID 14/003/HWS/044
--

Flow	0	Control measure	N/A
Return	N/A		
HWS operational	N/A		

Access Information For Asset ID 14/003/HWS/044

Adequate lighting	
Adequate power supply	N/A
Safe access to and around the HWS	N/A

Surveyor Comments

N/A

Hot Water Storage

15/003/HWS/045

14th floor, Flat 78

General Information For Asset ID 15/003/HWS/045
--

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory
Type of system	Gravity

Asset ID:

Location:

Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes
Header Tank For Asset ID 15/003/HWS/045	
Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Unsatisfactory - Biofilm and/or scale present
Internal condition of header tank	Unsatisfactory - significant sludge/sediment present
Condition of stored water	Unsatisfactory - Significant contamination/foreign bodies present

Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	20
Supply Information For Asset ID 15/003/HWS/045	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 15/003/HWS/045	
Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 15/003/HWS/045			
Flow	60	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 15/003/HWS/045	
Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS045

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Significant contamination / foreign bodies present in hot water generator header tank	Carry out a clean and disinfection	PCAF
Biofilm and/or scale present on hot water generator header tank inlet control device	Carry out a clean and disinfection	High Risk
Significant sludge / sediment present in hot water generator header tank	Carry out a clean and disinfection	High Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

Hot Water Storage

Asset ID: 16/004/HWS/046
Location: 15th floor, Flat 85

General Information For Asset ID 16/004/HWS/046

Is the HWS accessible? Yes

HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes
Header Tank For Asset ID 16/004/HWS/046	
Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Satisfactory
Internal condition of header tank	Unsatisfactory - significant sludge/sediment present
Condition of stored water	Unsatisfactory - Significant contamination/foreign bodies present
Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature and biocide
Ambient temperature (°C)	18
Supply Information For Asset ID 16/004/HWS/046	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory

Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 16/004/HWS/046

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Not fitted
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 16/004/HWS/046

Flow	60	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 16/004/HWS/046

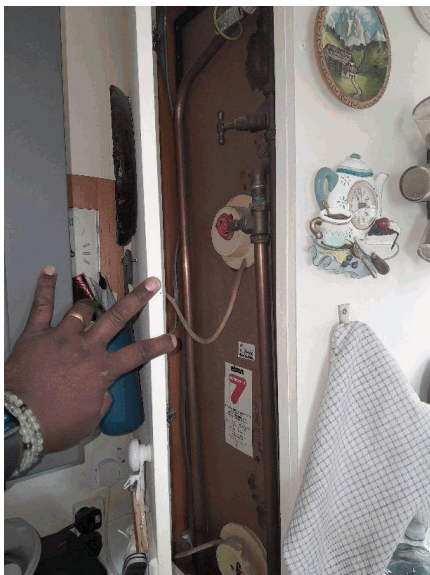
Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS046

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Significant contamination / foreign bodies present in hot water generator header tank	Carry out a clean and disinfection	PCAF
Significant sludge / sediment present in hot water generator header tank	Carry out a clean and disinfection	High Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot Water Storage

Asset ID: 17/003/HWS/047
Location: 16th floor, Flat 88

General Information For Asset ID 17/003/HWS/047

Is the HWS accessible?	Restricted access
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Gledhill
HWS capacity (litres)	166
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested

Condition of water from drain valve N/A

HWS coded correctly or asset label applied Yes

Header Tank For Asset ID 17/003/HWS/047

Does the HWS unit have an integral header tank? Yes

Is there a close fitting lid? Restricted access

Condition of close fitting lid N/A

Condition of close fitting lid screened air vent N/A

Condition of overflow pipe rodent screen Satisfactory

Condition of inlet control device Restricted access

Internal condition of header tank Inaccessible - Other

Condition of stored water N/A

Stored water temperature (°C) Inaccessible

Inlet temperature (°C) and control measure Inaccessible Non-Healthcare - Temperature only

Ambient temperature (°C) 18

Supply Information For Asset ID 17/003/HWS/047

Size (mm) and material of pipework 15 Copper

Condition of pipework Satisfactory

Supply source CWS001

Valve condition Satisfactory

Insulation condition Not fitted

Pipework identified correctly Yes

Flow System Information For Asset ID 17/003/HWS/047

Size (mm) and material of pipework 22 Copper

Condition of pipework Satisfactory

Valve condition Not fitted

Insulation condition Not fitted

Pipework identified correctly Yes

Temperature Information (°C) For Asset ID 17/003/HWS/047

Flow	58	Control measure	Non-Healthcare - Temperature only
------	----	-----------------	-----------------------------------

Return N/A - No return system

HWS operational Yes

Access Information For Asset ID 17/003/HWS/047

Adequate lighting Yes

Adequate power supply Yes

Safe access to and around the HWS Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS047

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Internal of hot water generator header tank cannot be accessed	Provide safe internal access to header tank	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk
Restricted access to the hot water generator	Improve access to the hot water generator	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot Water Storage

Asset ID: 16/005/HWS/048
Location: 15th floor, Flat 91

General Information For Asset ID 16/005/HWS/048

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210

Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	No - N/A (<300 litres)
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes
Header Tank For Asset ID 16/005/HWS/048	
Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Unsatisfactory - Biofilm and/or scale present
Internal condition of header tank	Unsatisfactory - significant sludge/sediment present
Condition of stored water	Unsatisfactory - Significant contamination/foreign bodies present
Stored water temperature (°C)	21
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	20
Supply Information For Asset ID 16/005/HWS/048	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 16/005/HWS/048

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 16/005/HWS/048

Flow	60	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 16/005/HWS/048

Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:





Summary of recommendations for HWS048

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
Significant contamination / foreign bodies present in hot water generator header tank	Carry out a clean and disinfection	PCAF
Biofilm and/or scale present on hot water generator header tank inlet control device	Carry out a clean and disinfection	High Risk
Significant sludge / sediment present in hot water generator header tank	Carry out a clean and disinfection	High Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot Water Storage

Asset ID: 15/004/HWS/049
Location: 14th floor, Flat 81

General Information For Asset ID 15/004/HWS/049

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210
Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes

Header Tank For Asset ID 15/004/HWS/049

Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Restricted access
Condition of close fitting lid	N/A
Condition of close fitting lid screened air vent	N/A
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Restricted access
Internal condition of header tank	Inaccessible - Other
Condition of stored water	N/A
Stored water temperature (°C)	Inaccessible

Inlet temperature (°C) and control measure	Inaccessible	Non-Healthcare - Temperature only
Ambient temperature (°C)	20	
Supply Information For Asset ID 15/004/HWS/049		
Size (mm) and material of pipework	15 Copper	
Condition of pipework	Satisfactory	
Supply source	CWS001	
Valve condition	Satisfactory	
Insulation condition	Not fitted	
Pipework identified correctly	Yes	

Flow System Information For Asset ID 15/004/HWS/049		
Size (mm) and material of pipework	22 Copper	
Condition of pipework	Satisfactory	
Valve condition	Satisfactory	
Insulation condition	Not fitted	
Pipework identified correctly	Yes	

Temperature Information (°C) For Asset ID 15/004/HWS/049			
Flow	61	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 15/004/HWS/049	
Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



Summary of recommendations for HWS049

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk
Restricted access to the hot water generator	Improve access to the hot water generator	Medium Risk
Internal of hot water generator header tank cannot be accessed	Provide safe internal access to header tank	Medium Risk
Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

Hot Water Storage

Asset ID: 12/004/HWS/050
Location: 11th floor, Flat 68

General Information For Asset ID 12/004/HWS/050

Is the HWS accessible?	Yes
HWS type	Combination water heater
HWS dimensions (mm) / make and model	Elson Economy 7
HWS capacity (litres)	210

Material of construction	Copper
Visual external condition	Satisfactory
Heat source	Electric
Temperature gauge fitted	No
Temperature gauge operational	N/A
Is the unit linked	No
Linked units	N/A
Insulation condition	Satisfactory - Pre-insulated
Type of system	Gravity
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	Yes
Drain valve operational	Not tested
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	Yes
Header Tank For Asset ID 12/004/HWS/050	
Does the HWS unit have an integral header tank?	Yes
Is there a close fitting lid?	Yes
Condition of close fitting lid	Satisfactory
Condition of close fitting lid screened air vent	Satisfactory
Condition of overflow pipe rodent screen	Satisfactory
Condition of inlet control device	Satisfactory
Internal condition of header tank	Satisfactory
Condition of stored water	Satisfactory
Stored water temperature (°C)	20
Inlet temperature (°C) and control measure	17 Non-Healthcare - Temperature only
Ambient temperature (°C)	21
Supply Information For Asset ID 12/004/HWS/050	
Size (mm) and material of pipework	15 Copper
Condition of pipework	Satisfactory
Supply source	CWS001
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Flow System Information For Asset ID 12/004/HWS/050

Size (mm) and material of pipework	22 Copper
Condition of pipework	Satisfactory
Valve condition	Satisfactory
Insulation condition	Not fitted
Pipework identified correctly	Yes

Temperature Information (°C) For Asset ID 12/004/HWS/050

Flow	61	Control measure	Non-Healthcare - Temperature only
Return	N/A - No return system		
HWS operational	Yes		

Access Information For Asset ID 12/004/HWS/050

Adequate lighting	Yes
Adequate power supply	Yes
Safe access to and around the HWS	Restricted access

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



No access to cws.

Summary of recommendations for HWS050

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
No temperature gauge fitted to the hot water generator	Install a temperature gauge	Medium Risk

Hot water generator supply pipework not insulated	Insulate supply pipework	Medium Risk
Hot water generator flow pipework not insulated	Insulate flow pipework	Medium Risk

Hot Water Storage

Asset ID: 11/004/HWS/051
Location: 10th floor, Flat 52

General Information For Asset ID 11/004/HWS/051

Is the HWS accessible?	No
HWS type	N/A
HWS dimensions (mm) / make and model	N/A
HWS capacity (litres)	N/A
Material of construction	N/A
Visual external condition	N/A
Heat source	N/A
Temperature gauge fitted	N/A
Temperature gauge operational	N/A
Is the unit linked	N/A
Linked units	N/A
Insulation condition	N/A
Type of system	N/A
Position of pump	N/A
Anti-stratification pump fitted	N/A
Anti-stratification pump operational	N/A
Timer fitted to Anti-stratification pump	N/A
Drain valve fitted	N/A
Drain valve operational	N/A
Condition of water from drain valve	N/A
HWS coded correctly or asset label applied	N/A

Supply Information For Asset ID 11/004/HWS/051

Size (mm) and material of pipework	N/A
Condition of pipework	N/A
Supply source	N/A
Valve condition	N/A
Insulation condition	N/A
Pipework identified correctly	N/A

Flow System Information For Asset ID 11/004/HWS/051

Size (mm) and material of pipework N/A

Condition of pipework N/A

Valve condition N/A

Insulation condition N/A

Pipework identified correctly N/A

Temperature Information (°C) For Asset ID 11/004/HWS/051

Flow N/A Control measure N/A

Return N/A

HWS operational N/A

Access Information For Asset ID 11/004/HWS/051

Adequate lighting N/A

Adequate power supply N/A

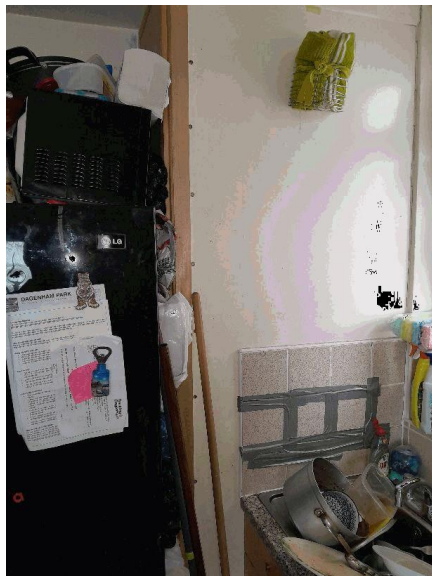
Safe access to and around the HWS N/A

Surveyor Comments

N/A

Asset Photographs

The following photographs relate to this asset:



No access to HWS/CWS

Summary of recommendations for HWS051

The following recommendations have been made in relation to the above asset number:

Observation	Recommendation	Compliance rating
-------------	----------------	-------------------

Hot water generator is not accessible

Provide safe access to the hot water generator

High Risk

General Assets

Area No: 01

Area Name: Ground floor

Room No: 001

Room Name: Tank room

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bib Tap	BBT	1	001		MWS001			Supply isolated			✓	Yes		✓	
Bib Tap	BBT	1	002		CWS001			17			✓	Yes			
Bib Tap	BBT	1	003	HWS001			60			✓		Yes			
Booster Pump Set	BPS	3			CWS001										
Expansion Vessel	EXP	1	001		CWS001										Recommend regular draining and flushing. Accumulator.
Miscellaneous	MSC	1	001												Asset removed

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
01/001/BBT/001	Bib tap not operational - supply isolated	Open isolation valve or carry out repair	High Risk
01/001/BBT/001	Asset is scaled	Descale, clean and disinfect asset	High Risk
01/001/BBT/001	The asset is little used and not flushed regularly	Implement flushing regime for this asset. Remove asset and associated pipework if no longer required	High Risk
01/001/BBT/001	No adequate backflow protection present	Fit adequate backflow protection	Medium Risk
01/001/BBT/002	Asset is scaled	Descale, clean and disinfect asset	High Risk
01/001/BBT/003	Asset is scaled	Descale, clean and disinfect asset	High Risk

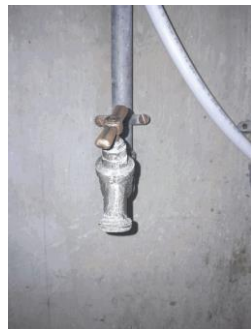
Asset Photographs

The following photographs relate to the assets shown above:

01/001/BBT/001



01/001/BBT/002



01/001/BPS/001



01/001/BPS/002



01/001/BPS/003

01/001/EXP/001

01/001/BBT/003



Area No: 01

Area Name: Ground floor



Room No: 002

Room Name: Bin store

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bib Tap	BBT	1	001		CWS001			17							Reposition tap out from bin store or recommend it's own break tank system
Bib Tap	BBT	1	002		CWS001			17							

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
01/002/BBT/001	No adequate backflow protection present	Fit adequate backflow protection	Medium Risk
01/002/BBT/002	No adequate backflow protection present	Fit adequate backflow protection	Medium Risk

Asset Photographs

The following photographs relate to the assets shown above:

01/002/BBT/001

01/002/BBT/002



Area No:

02

Area Name:

1st floor

Room No:

001

Room Name: Flat 3

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001		CWS001										Copper, Pipe size (mm): 15, Length (m): 0.08 Under kitchen sink
Bath	BTH	1	001	HWS025	CWS002 CWS003		58	17							
Circulation Pump	CPU	1	003	HWS025											
Instantaneous Water Heater	IWH	1	025		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH025	CWS002 CWS003		52	17					✓		
Sink	SNK	1	001	HWS025	CWS001		60	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS025	CWS002 CWS003		60	17							
Washing Machine	WMC	1	001		CWS001										

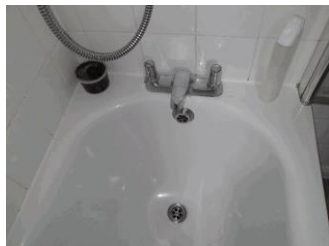
The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
02/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Asset Photographs

The following photographs relate to the assets shown above:

02/001/BTH/001



02/001/BLE/001



02/001/IWH/025



02/001/CPU/003



Area No:

02

Area Name:

1st floor

Room No:

002

Room Name: Flats 2

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No:
Area Name:
Room No:
Room Name:

02

1st floor

003

Flat 1

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001		CWS002 CWS003	TMV001		17	42						
Circulation Pump	CPU	1	002	HWS036											
Shower	SHR	1	001		CWS002 CWS003	TMV001		17	42				✓		
Sink	SNK	1	001	HWS036	CWS001		61	16							
Thermostatic Mixing Valve	TMV	1	001	HWS036	CWS002 CWS003		60	17							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS036	CWS002 CWS003		59	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

Area No: 03

Area Name: 2nd floor

Room No:

02/003/SHR/001

02/003/CPU/002

02/003/BTH/001
001

02/003/TMV/001

Room Name: Flat 9

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested



Area No: 03

Area Name: 2nd floor

Room No:

Room Name:

002

Flat 4

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 03

Area Name: 2nd floor

Room No:

Room Name:

003

Flat 7

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Instantaneous Water Heater	IWH	1	011												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 04

Area Name: 3rd floor

Room No:

Room Name:

001

Flat 13

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	005												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
04/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 04

Area Name: 3rd floor

Room No:

Room Name:

002

Flat 11

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	006												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
04/002/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 04

Area Name: 3rd floor

Room No:

Room Name:

003

Flat 10

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	002												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

Area No: 04

Area Name: 3rd floor

Room No:

Room Name:

004

Flat 12

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 05

4th floor

Room No:

001

Room Name:

Flat 16

Area Name:

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 05

Area Name: 4th floor

Room No:
002

Room Name:
Flat 21

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 05

Area Name: 4th floor

Room No:
003

Room Name:
Flat 17

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 05

Area Name: 4th floor

Room No:
004

Room Name:
Flats 20

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 06

Area Name: 5th floor

Room No:
001

Room Name:
Flat 22

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 06

Area Name: 5th floor

Room No:
002

Room Name:
Flat 27

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 06

Area Name: 5th floor

Room No:
003

Room Name:
Flats 23

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 07

Area Name: 6th floor

Room No:
001

Room Name:
Flat 28

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 07

Area Name: 6th floor

Room No:
002

Room Name:
Flat 31

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 07

Area Name: 6th floor

Room No:
003

Room Name:
Flats 29

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested

Area No: 08

Area Name: 7th floor

Room No:
001

Room Name:
Flat 34

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 08

Area Name: 7th floor

Room No:
002

Room Name:
Flat 39

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 08

Area Name: 7th floor

Room No:
003

Room Name:
Flats 37

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 09

Area Name: 8th floor

Room No:

Room Name:

001

Flat 43

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	007												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
09/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 09

Area Name: 8th floor

Room No:

Room Name:

002

Flat 40

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 09

Area Name: 8th floor

Room No:

Room Name:

003

Flat 42

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested

Area No: 10

Area Name: 9th floor

Room No:
001

Room Name:
Flat 46

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 10

Area Name: 9th floor

Room No:
002

Room Name:
Flat 51

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Instantaneous Water Heater	IWH	1	024												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 10

Area Name: 9th floor

Room No:
003

Room Name:
Flat 48

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 11

Area Name: 10th floor

Room No:

Room Name:

001

Flat 54

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 11

Area Name: 10th floor

Room No:

Room Name:

002

Flat 57

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Instantaneous Water Heater	IWH	1	018												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 11

Area Name: 10th floor

Room No:

Room Name:

003

Flats 53

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 11

Area Name: 10th floor

Room No:

Room Name:

004

Flat 52

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS051	CWS002 CWS003		61	17							
Instantaneous Water Heater	IWH	1	023		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH023	CWS002 CWS003		50	17					✓		
Sink	SNK	1	001	HWS051	CWS001		62	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS051	CWS002 CWS003		60	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

11/004/IWH/023



12 Area Name: 11th floor Room No: 001 Room Name: Flat 58

Area No:

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001		CWS001										Copper, Pipe size (mm): 15, Length (m): 0.08 Under Kitchen Sink
Instantaneous Water Heater	IWH	1	019		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH019	CWS002 CWS003		52	17					✓		
Sink	SNK	1	001	HWS032	CWS001		60	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS032	CWS002 CWS003		58	17							
Washing Machine	WMC	1	001		CWS001										

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
12/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Asset Photographs The following photographs relate to the assets shown above:

12/001/IWH/019 12/001/BLE/001



Area No: 12

Area Name: 11th floor

Room No:

Room Name:

002

Flat 63

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS028	CWS002 CWS003		62	17							
Instantaneous Water Heater	IWH	1	022		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH022	CWS002 CWS003		51	17					✓		
Sink	SNK	1	001	HWS028	CWS001		64	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS028	CWS002 CWS003		62	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

12/002/IWH/022



Area No: 12

Area Name: 11th floor

Room No:

Room Name:

003

Flats 59

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested

Area No: 12

Area Name: 11th floor

Room No:

Room Name:

004

Flat 68

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS050	CWS002 CWS003		61	17							
Instantaneous Water Heater	IWH	1	026		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH026	CWS002 CWS003		50	17					✓		
Sink	SNK	1	001	HWS050	CWS001		60	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS050	CWS002 CWS003		57	17							
Washing Machine	WMC	1	001		CWS001										

Area No: 13
Area Name: 12th floor
Room No:
Room Name:

001

Flats 66

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Instantaneous Water Heater	IWH	1	001												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
13/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 13

Area Name: 12th floor

Room No:
002

Room Name:
Flat 64

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS016	CWS002 CWS003		59	17							
Instantaneous Water Heater	IWH	1	021		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH021	CWS002 CWS003		48	17					✓		
Sink	SNK	1	001	HWS016	CWS001		61	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS016	CWS002 CWS003		59	17							
Washing Machine	WMC	1	001		CWS001										

Area No: 13

Area Name: 12th floor

Room No:
003

Room Name:
Flat 65

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Instantaneous Water Heater	IWH	1	020												Not Tested
Sink	SNK	1	001												Not Tested

Area No: 14

Area Name: 13th floor

Room No:
001

Room Name: Flat 70

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 14

Area Name: 13th floor

Room No:

Room Name:

002

Flat 75

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	017												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 14

Area Name: 13th floor

Room No:

Room Name:

003

Flats 73

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 15
Area Name:
Room No:
Room Name:

14th floor

001

Flat 79

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	003												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

The following recommendations relate to the assets shown above:

Area No: 14

Area Name: 13th floor

Room No:

Room Name:

Asset Number	Observation	Recommendation	Compliance rating
15/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 15
Area Name:

14th floor

Room No:

002

Room Name:

Flat 76

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	008												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
15/002/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 15

Area Name:

14th floor

Room No:

003

Room Name:

Flat 78

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS045	CWS002 CWS003		62	17							
Instantaneous Water Heater	IWH	1	016		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH016	CWS002 CWS003		47	17					✓		
Sink	SNK	1	001	HWS045	CWS002 CWS003		60	17							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS045	CWS002 CWS003		59	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

15/003/BTH/001



15/003/IWH/016



Area No: 15

Area Name:

14th floor

Room No:

004

Room Name:

Flat 81

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS049	CWS002 CWS003		59	17							
Instantaneous Water Heater	IWH	1	015		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH015	CWS002 CWS003		50	17					✓		
Sink	SNK	1	001	HWS049	CWS001		61	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS049	CWS002 CWS003		59	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

15/004/IWH/015



Area No: 16

Area Name: 15th floor

Room No:

Room Name:

001

Flat 82

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS018	CWS002 CWS003		57	17							
Circulation Pump	CPU	1	001	HWS018											
Instantaneous Water Heater	IWH	1	004		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH004	CWS002 CWS003		47	17					✓		
Sink	SNK	1	001	HWS018	CWS001		60	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS018	CWS002 CWS003		57	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

16/001/CPU/001



16/001/IWH/004



Area No: 16

Area Name: 15th floor

Room No:

Room Name:

002

Flat 87

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 16

Area Name: 15th floor

Room No:

Room Name:

003

Flats 82-87

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Sink	SNK	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested

Area No: 16

Area Name: 15th floor

Room No:

Room Name:

004

Flat 85

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (° C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS046	CWS002 CWS003		60	17							
Instantaneous Water Heater	IWH	1	014		CWS002 CWS003			17							Triton T80
Shower	SHR	1	001	IWH014	CWS002 CWS003		50	17					✓		
Sink	SNK	1	001	HWS046	CWS001		60	17							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS046	CWS002 CWS003		60	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

16/004/IWH/014



005

Flat 91

Area No: 16

Area Name: 15th floor

Room No:

Room Name:

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001		CWS001										Copper, Pipe size (mm): 15, Length (m): 0.08 Under sink in the Kitchen
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	012		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH012	CWS002 CWS003		51	17					✓		
Sink	SNK	1	001	HWS048	CWS001		60	16							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS048	CWS002 CWS003		58	17							
Washing Machine	WMC	1	001		CWS001										

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
16/005/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Asset Photographs

The following photographs relate to the assets shown above:

16/005/BLE/001



16/005/IWH/012



16/005/SNK/001



16/005/SHR/001



16/005/SHR/001



16/005/BTH/001



16/005/WHB/001



Area No: 17

Area Name: 16th floor

Room No:

Room Name:

001

Flat 92

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	009												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
17/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

002

Flat 93

Area No: 17

Area Name: 16th floor

Room No:

Room Name:

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001												Not Tested
Bath	BTH	1	001												Not Tested
Instantaneous Water Heater	IWH	1	010												Not Tested
Shower	SHR	1	001												Not Tested
Sink	SNK	1	001												Not Tested
Toilet	WCL	1	001												Not Tested
Wash Hand Basin	WHB	1	001												Not Tested
Washing Machine	WMC	1	001												Not Tested

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
17/002/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk

Area No: 17

Area Name: 16th floor

Room No:

Room Name:

003

Flat 88

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Bath	BTH	1	001	HWS047	CWS002 CWS003		58	17							
Instantaneous Water Heater	IWH	1	013		CWS002 CWS003			17							Mira Advance
Shower	SHR	1	001	IWH013	CWS002 CWS003		50	17					✓		
Sink	SNK	1	001	HWS047	CWS001		58	17							
Toilet	WCL	1	001		CWS002 CWS003										
Wash Hand Basin	WHB	1	001	HWS047	CWS002 CWS003		58	17							
Washing Machine	WMC	1	001		CWS001										

Asset Photographs

The following photographs relate to the assets shown above:

17/003/IWH/013



Area No:
18

Area Name:
Roof

Room No:
001

Room Name:
Tank room

Asset Description	Asset Type	Qty	Asset No.	Water Source			Temperatures (°C)			Sentinel		Observations			Comments
				Hot	Cold	Mixed	Hot	Cold	Mixed	Hot	Cold	Scaled	Increased Aerosol Potential	Little Used	
Blind-End	BLE	1	001		Not identified										Galvanised, Pipe size (mm): 60
Expansion Vessel	EXP	1	002		CWS001										Recommend regular draining and flushing . Accumulator.
Miscellaneous	MSC	1	001												Fire Hydrant

The following recommendations relate to the assets shown above:

Asset Number	Observation	Recommendation	Compliance rating
18/001/BLE/001	Blind end pipework identified	Take appropriate measures to remove blind end pipework	High Risk
18/001/BLE/001	The cold source to the asset was not determined	Further investigation required to identify cold source	Medium Risk

Asset Photographs

The following photographs relate to the assets shown above:

18/001/BLE/001



18/001/MSC/001



18/001/EXP/002



4.3 Other Risk Systems

The list below identifies other systems present on site which could pose a risk of exposure to legionella that have not been included in this risk assessment:

Description	Recommendation
Fire Suppression System	Separate risk assessment required for this system

4.4 Exclusions

The list below identifies any areas or rooms which may contain water services but were not accessible at the time of survey.

1st floor Flat 3
1st floor Flats 2
2nd floor Flat 9
2nd floor Flat 4
2nd floor Flat 7
3rd floor Flat 10
4th floor Flat 16
4th floor Flat 21
4th floor Flat 17
5th floor Flat 22
5th floor Flat 27
6th floor Flat 28
6th floor Flat 31
7th floor Flat 34
7th floor Flat 39
8th floor Flat 40
9th floor Flat 46
9th floor Flat 51
9th floor Flat 48
10th floor Flat 54
10th floor Flat 57
11th floor Flat 58
11th floor Flat 63
12th floor Flat 64
13th floor Flat 70
13th floor Flat 75
15th floor Flat 82
15th floor Flat 87

The list below identifies any item of equipment, plants or assets that should have been included in this risk assessment but were not accessible at the time of survey.

Asset Number	Location
11/004/HWS/051	10th floor Flat 52

4.5 Risk Assessment Review/Reassessment

Risk assessment is an ongoing process which should be continually reviewed and updated as and when there are significant changes to ensure that it remains valid.

Please refer to the Introduction in section 1.1 for further guidance regarding when review/reassessment may be required.

Records of reviews/audits of this risk assessment should be kept below:

Date	Name of Reviewer	Actions/Comments

Schematic Drawing & Additional Photographs

Section 5

5.1 Asset Code List


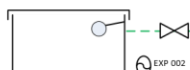
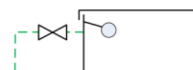
The list below shows the Asset Codes which may appear throughout this report and on the Schematic Drawing.


Code	Description
PMX	Post Mix Unit
POU	Point of Use Water Heater
PPL	Potato Peeler
PRU	Pressurisation Unit


Code	Description
AHU	Air Handling Unit
ASP	Anti-Stratification Pump
BBT	Bib Tap
BDT	Bidet
BLE	Blind End
BPS	Booster Pump Set
BSK	Belfast Sink
BTH	Bath
CBV	Central Blending Valve
COM	Combination Boiler
CPU	Circulation Pump
CSP	Cold Sentinel Point
CWS	Cold Water Storage
DOS	Dosing Unit
DSW	Dishwasher
DWF	Drinking Water Fountain
DWT	Drinking Water Tap
ESH	Emergency Shower
EXP	Expansion Vessel
FET	Feed and Expansion Tank
FHR	Fire Hose Reel
FIL	Filter Unit
HSP	Hot Sentinel Point
HWS	Hot Water Storage
ICM	Ice Machine
IWH	Instantaneous Water Heater
MAC	Macerator
MSC	Miscellaneous

PTW	Pot Wash
PWS	Pressure Washer
RTL	Return Loop
RTP	Return Pump
RWS	Rain Water Harvesting System
SHR	Shower
SLU	Sluice
SNK	Sink
SPH	Sprinkler Head
STE	Steriliser
STM	Steamer
TMV	Thermostatic Mixing Valve
URN	Urinal
UVU	Ultra Violet Unit
VDM	Vending Machine
WAB	Water Boiler
WAC	Water Cooler
WBC	Water Boiler/Cooler
WCL	Toilet
WDU	Waste Disposal Unit
WGU	Wallgate Unit
WMC	Washing Machine
WBU	Water Bunnie
WHB	Wash Hand Basin

MWS Mains Water Supply
WSO Water Softener

Site Name	Barking & Dagenham Management Services			
Address	Laburnam House 1-93, Bradwell Avenue, Dagenham RM10 7AE			
Drawing No. and Title	Schematic layout 1410265 dr 1	Date of RA	13/06/2024	
QR015/2024 Schematic Drawing				
Page 215 of 233				
<div><div></div><div></div></div>				

Site Name	Barking & Dagenham Management Services			
Address	Laburnam House 1-93, Bradwell Avenue, Dagenham RM10 7AE			
Drawing No. and Title	Schematic layout 1410265 dr 2	Date of RA	13/06/2024	
QR015/2014 Issue 4 Schematic Drawing				
Page 217 of 233				

Site Name	Barking & Dagenham Management Services			
Address	Laburnam House 1-93, Bradwell Avenue, Dagenham RM10 7AE			
Drawing No. and Title	Schematic layout 1410265 dr 3	Date of RA	13/06/2024	
QR015/2024 Issue 4				
Page 218 of 233				
<div><div></div><div>IWH</div></div>				

5.3 Additional Photographs

No additional photographs were taken during the survey.

Surveyor Profile

Section 6

PROFILE FOR GERHARD NAIRMAB



Employee Role:

Monitoring Technician Level 1

Employee Start Date:

03/01/2018

All employees receive a monthly toolbox talk covering various subjects such as – quality, policies and procedures, health and safety at work, first aid and accident reporting, working on roofs, asbestos and site etiquette.

QUALIFICATIONS and COMPETENCE

Line Manager Induction

Basic Health and Safety

Working Safely

Asbestos Awareness

Customer Care

Legislation and Regulation Introduction

Manual Handling – Videotile

Working at Heights – Videotile

Train the Trainer – City & Guilds

Client Specific Documentation

Section 7

There is no client specific documentation for this site.

Corporate Management Risk

Appraisal of Management Responsibility

This document has been prepared prior to the undertaking of risk assessments for **BD MANAGEMENT SERVICES (BDMS) BD MANAGEMENT SERVICES (BDMS)**.

The purpose of the document is to make an appraisal of the policies, procedures and responsibilities that **BD MANAGEMENT SERVICES (BDMS) BD MANAGEMENT SERVICES (BDMS)** has put in place to control the risks of exposure to legionella bacteria at the various premises under their control.

The answers to these questions and others are normally established during the contract review process carried out by the client and the hsl Account Manager. The risk rating is automatically created as a result of the answers given to the specific questions.

The document will appraise the following areas of Management Control:

- The current scheme of control
- The maintenance and testing records
- Identification of management responsibilities
- Training records and competency
- Monitoring and inspection records/log books
- Current risk assessments
- Procedures following adverse inspection results
- Health and safety considerations

In addition the following are to be agreed between both parties:

- Clearly defined lines of communication
- Standards and timescales of contract
- Reporting procedures
- Defining the full scope of the work

Agreed Terms of Reference

On behalf of hsl: Lloyd Santos

On behalf of client: Graham Searle

Management Structure

		Report To be sent	PCAF To be sent
Duty Holder			
Job Title	Director of Housing Services	No	No
Name	Maureen McCleney		
Address	LBBD Roycraft House, 15 Linton Road, Barking, ESSEX		
Telephone	N/A		
E-mail	N/A		

Responsible Person

Job Title	Head of Repairs	No	No
Name	Robert Wood		
Address	Pondfield House, Wants Road, Dagenham		
Telephone	0208 7248831		
E-mail	robert.wood@lbbd.gov.uk		

Deputy Responsible Person

Job Title	Group Manager	No	Yes
Name	Graham Searle		
Address	Pondfield House, Wants Road, Dagenham, Essex		
Telephone	0208 7248832		
E-mail	graham.searle@lbbd.gov.uk		

Competent Help / Contractor

Job Title	Account Manager	No	No
Name	Lloyd Santos		
Address	N/A		
Telephone	N/A		
E-mail	N/A		

Site Maintenance Manager

Job Title	N/A	N/A	N/A
Name			
Address			
Telephone			
E-mail			

Report To
be sent

PCAF
To be sent

Attendee at Site Visit

Job Title	N/A	N/A	N/A
Name			
Address			
Telephone			
E-mail			

Additional client / site representative

Job Title	N/A	No	No
Name	James Dougal		
Address	N/A		
Telephone	N/A		
E-mail	N/A		

Additional client / site representative

Job Title	N/A	N/A	N/A
Name			
Address			
Telephone			
E-mail			

Additional client / site representative

Job Title Name Address Telephone E-mail	N/A	N/A	N/A
---	-----	-----	-----

Maintenance / water companies involved in service / maintenance of sites

Name Address Postcode Contact	N/A
Name Address Postcode Contact	N/A

Are there any complex sites where we may need additional staff to attend with specialist knowledge of the system e.g. Swimming/Spa pools?

No

Please give details of escalation procedure for recommendations and / or immediate remedial actions required:

PCAF's to go to J Dougal, G Searle, S Kosloff. A call must be made to repairs team and a reference number obtained, the number must be logged in the site specific log book kept on site

Parties responsible for the Health and Safety of our employees while on site:

BD Management

Are there any sites which need special clearance to work on, permits to work or inductions?

Some sites require special access to tank rooms - appointments for keys must be made in advance

Are there any Key Performance Indicators (KPI's) connected with this contract?

none

What is the agreed turn around time (in working days) of the Risk Assessments?

3 weeks

Is there any specialist PPE or access equipment required for any of the sites?

no

Are the sites aware of the pending contract, how have they been informed?

Email-tel contact

Is there expected to be a previous Risk Assessment and Water Quality Log Book on each site?

yes

Do you expect there to be an asbestos register or other site plan detailing the building / room layout to be available on each site ?

no

Representative percentage of properties/identical units to be surveyed i.e. dwellings in housing stock or flats / rooms in elderly people's homes:

Is the site documentation kept on site or at head office i.e. legionella policy, written scheme, training records, testing records:

Site-head office (housing sites and public buildings)
 On site (public buildings - i.e. housing offices)

Management Responsibilities and Structure

Scheme of Control

Do you have a Legionella Risk Management Policy in place ?	Yes
policy	
Within this policy do you have a management structure in place with all the roles and responsibilities clearly defined and staff identified ?	Yes
policy	
Have all the persons identified received appropriate training in the last two years, and has it been documented ?	Yes
policy	
Does the policy include an emergency management procedure? (Water safety plan) ?	Yes
policy	
Does the policy include an audit and review procedure ?	Yes

policy	
Does the policy include a training and competency programme, which is currently in place ?	Yes
policy	
Does the policy include a process for record keeping ?	Yes
policy	

Written Scheme

Is there a written scheme for controlling the risk from exposure to legionella bacteria for all systems in the building/s ?	Yes
hsl logbook	
Does the scheme contain an up-to-date schematic drawing of the system to show and identify the following items: <ul style="list-style-type: none"> - All system plant, for example water softeners, filters, strainers, pumps, non-return valves and other outlets, for example, showers, wash-hand basins etc. - All standby equipment, for example spare pumps - All associated pipework and piping routes - All associated storage and header tanks - The origin of the water supply - Any parts that may be out of use temporarily - Sentinel / Sampling points 	Yes
hsl risk assessment and logbook	
Does the scheme contain instructions for the operation of the system in both normal and abnormal conditions to include the following items ? <ul style="list-style-type: none"> - A description of the correct operation of the plant and any precautions to be taken - Details of any start-up and shut-down procedures, and plant rotation and flushing requirements for little-used outlets - Where appropriate details of methods statements, e.g. for major tasks such as cleaning operations - Where appropriate details of tests that are to be completed on the systems, along with the required frequency of the tests and the acceptable control parameters - Details defects or out-of-parameter results, and logs appropriate corrective actions 	Yes
hsl risk assessment and logbook	
Is the effectiveness of the written scheme of precautions reviewed annually ?	Yes
hsl risk assessment, site monitoring documentation	

Maintenance and Testing Records

If external contractors are used, are their roles and responsibilities clearly defined i.e. contract document or Service Level Agreement ?	Yes
Legionella compliance review supplied	
Are there any competency checks carried out on these contractors ?	Yes
Procurement stage	
Are all records kept of installation/ maintenance works carried out on the system ?	Yes
hsl documentation, logbooks	

Monitoring and Inspection Records

Are all records kept and maintained for a period of five years ?	Yes
hsl logbook and the client web page provided by hsl called Socius	
Is the risk assessment reviewed as required under ACoP L8 and BS8580?	Yes
Risk assessment kept up to date	

General / Additional Comments

of 11

Corporate Management Risk

This section of the report details the risk associated with corporate management responsibilities and procedures at all levels to provide a balanced assessment of the control measures in place.

The Corporate Management Risk applicable to this site is considered to be: **Low**

This is primarily due to the information contained within the observations below.

Observation	Compliance Rating
There is a Legionella risk management policy in place	Low Risk
The roles and responsibilities are defined for people identified within the management structure	Low Risk
There is evidence of a training and competency programme	Low Risk
There is evidence of an emergency management procedure (water safety plan) within the policy	Low Risk
There is evidence of an audit and review procedure within the policy	Low Risk
There is evidence of a process for keeping records within the policy	Low Risk
There is a written scheme for controlling risk from Legionella exposure	Low Risk
The written scheme is reviewed annually	Low Risk
The scheme contains up-to-date schematic drawings of the water systems	Low Risk
The roles and responsibilities of contractors are defined	Low Risk
There is evidence of competency checks on contractors	Low Risk
There are records for installation or maintenance of works carried out	Low Risk
Records are kept for a period of five years	Low Risk
Risk assessment documents are reviewed as required under BS8580	Low Risk

of 11