



# LEGIONELLA RISK ASSESSMENT UPDATE

BUILDINGS MAINTENANCE COMMITTEE

PAPER B

8 SEPTEMBER 2025

This report is to update Committee Members on the annual Legionella Risk Assessments conducted at all assets that VTC are responsible for.

## 1) BACKGROUND

- i. To comply with the Health and Safety at Work etc. Act 1974 and Control of Substances Hazardous to Health (COSHH) Regulations 2002, Ventnor Town Council has Legionella Risk Assessments conducted annually at the various sites it is responsible for.
- ii. The risk assessments have been conducted, and the findings are noted in this report.

## 2) SHORE ROAD PUBLIC TOILETS

- i. The report notes that the property is classed as a low-medium risk as all water outlets used within the property are mains fed.
- ii. Further detail confirms that there is no hot water within the property, and that if the toilets were to be seasonally locked for any period of time then they would be classed as high risk and all outlets must be flushed through at least once a week for 2 minutes.

## 3) CENTRAL CAR PARK TOILETS

- i. The report notes that the property as a whole is classed as low risk.
- ii. Further detail reports that the handwash units are set to provide a low temperature water supply without storage, which minimises the risk of legionella bacteria developing.
- iii. If the toilets were to be seasonally locked for any period of time then they would be classed as high risk and all outlets must be flushed through at least once a week for 2 minutes.
- iv. The drinking tap at Spring Hill Gardens does not have a non-return valve fitted to the pipe work – this should be rectified.
- v. The tap in the service room has been isolated. This should be flushed through for 2 minutes prior to use, and it does not have a non-return valve fitted. A non-return valve should be fitted.
- vi. The cleaners' tap does not have a non-return valve fitted. This is required and should be addressed.

## 4) VENTNOR PARK TOILETS & PUTTING GREEN

- i. The report notes that the property as a whole is classed as medium-high risk.
- ii. Further detail reports that there is no hot water in the toilets.
- iii. As with the other sites, if the toilets were to be seasonally closed, they would be classed as very high risk, and all outlets should be flushed through for 2 minutes before being opened to the public.
- iv. The report notes that there is no stopcock, non-return valve, or drain off fitted in the Putting Green kiosk, with the only water isolation point being on the road.
- v. The water heater must be kept at 60°C to prevent growth of legionella bacteria.
- vi. Procedures should be in place for pipework to be flushed through when left unoccupied to prevent growth of legionella in stagnant water in the pipes.

## 5) ESPLANADE TOILETS

- i. The report notes that the property as a whole is classed as low risk.
- ii. The handwash units are set to provide low temperature hand wash water without storage, so are classed as instantaneous low risk.
- iii. There is no hot water storage on site
- iv. As with the other sites, if the toilets were to be seasonally closed, they would be classed as very high risk, and all outlets should be flushed through for 2 minutes before being opened to the public.
- v. In the service room, there isn't a drain-off fitted to both incoming mains pipes after the stopcock.
- vi. Three of the cubicles currently locked off have their own handwash units. These must be flushed through for 2 minutes before being re-opened.
- vii. The cleaners' tap must be flushed through weekly for 2 minutes prior to use
- viii. There is a broken shower (dead leg) outside, which must be flushed out weekly.

## 6) VENTNOR CENTRAL

- i. The building is classed as low risk, as it has been converted from a tank-fed system to being mains-fed. The only medium risk element is the hot water heater located in the kitchen as the water stored must be kept at 60°C to prevent legionella bacteria growth
- ii. There is not a non-return valved and drain-off fitted on the cold water main located in the basement kitchen
- iii. There is a section of pipework in the disabled toilet which has been disconnected from the thermostatic mixing valve. This has become a dead leg and should be removed
- iv. There are sections of redundant pipework in the loft where the tanks were. This has become a dead leg and should be removed.

## 7) BONIFACE FIELDS SITE

- i. The property as a whole is classed as low risk, as pipework supplying outlets is fed from mains water supply.
- ii. There are some redundant sections of pipework in the toilets. These should be removed to prevent legionella growth.
- iii. It was noted that there is a hose attached to one of the allotment taps and the tap located outside the Ventnor Shed building. These need to be removed and drained after use to prevent legionella bacteria growth in the hosepipe
- iv. The community portacabin and school room have numerous outlets fed from water storage heaters and are classified as medium-high risk, however if they are seasonal and locked for any period of time then they would be classed as very high risk and all outlets must be flushed through at least once a week for 2 minutes before reopening to the public.
- v. There is not a drain-off valve fitted to the mains water supply to the school room portacabin. This is required to prevent the temperature of the pipework from being affected by changes in room temperature.
- vi. The hand wash basins located in the toilets in the Ventnor Shed portacabin building should have temperature control valves fitted to provide safe handwashing temperatures

## 8) SALISBURY GARDENS

- i. The building is classed as low risk, as it has been converted from a tank-fed system to being mains-fed. The only medium risk elements are the hot water taps and electric shower.
- ii. The medium risk classification for the shower is of low usage leading to possible stagnant water in the pipework and shower head. It is recommended that the shower be flushed through on a high temperature setting once a week for 2 minutes.
- iii. We need to ensure that the hot water stored in the heater tanks need to be kept at 60°C to prevent legionella bacteria growth
- iv. The handwash basin installed in the Lower Ground floor kitchen should have a temperature control valve fitted to provide safe handwashing temperatures
- v. The hot water boiler located in the police canteen is no longer in use. This needs to be disconnected to prevent the breeding of bacteria in the pipework. Any associated pipework should be removed at this point to prevent any dead legs.

## 9) RECOMMENDATIONS

Members are recommended to:

Ask officers to obtain quotations to:

Install 2 non-return valves at Central Car Park Toilets

Install 1 non-return valve at Spring Hill Gardens

Install 1 stopcock, 1 non-return valve and 1 drain-off at the Putting Green kiosk

Install 2 drain-offs at the Esplanade toilets

Install 1 non-return valve and 1 drain-off, and remove redundant pipework at Ventnor Central

Install 1 drain-off, 2 Temperature Control Valves, and remove redundant pipework at Boniface Fields

Install 1 Temperature Control Valve, and discuss removal of the redundant boiler and associated pipework with the tenant at Salisbury Gardens