Excel-legionella.co.uk

Legionella Risk Assessment

FLAT 3, 138 NEWHAVEN ROAD, EDINBURGH, EH6 4NR

Risk Assessment Date – 12 July 2023

Recommended Review Date – July 2025

Prepared for – Antoinette Ross

Disclaimer

This survey was carried out only on the parts of the building, which were made accessible to the risk assessor. Any water services found in any part of the building, which was not made available, are not included in this report. The exclusion of these systems does not indicate absence.

Legionella Risk Assessor –	Mr Kevin Hirons (Dip GDA)

Introduction
Excel-Legionella has been commissioned by the Responsible Person to prepare a report, which identifies and assesses potential risk from legionella at the above address.

Legionellosis and Legionnaires' disease
Legionellosis is the collective name given to the pneumonia-like illness caused by legionella bacteria. This includes the most serious Legionnaire's disease, as well as the similar but less serious conditions of Pontiac Fever and Lochgoilhead Fever. Legionnaire's disease is a potentially fatal form of pneumonia and everyone is susceptible to infection. The risk increases with age, but some people are at higher risk, including;

- People over 45 years of age
- Smokers and heavy drinkers
- People suffering from chronic respiratory or kidney disease, diabetes, lung and heart disease
- Anyone with an impaired immune system

The bacterium *Legionella pneumophila* and related bacteria are common in natural water sources such as rivers, lakes and reservoirs, but usually in low numbers. Since legionella bacteria are widespread in the environment they may also contaminate and grow in purpose-built water systems such as hot and cold water systems.

Legionnaires' disease is normally, contracted by inhaling tiny droplets of water (aerosol) which are contaminated with the legionella bacteria. Person to person spread of the disease has not been documented.

Legionella bacteria require certain conditions to multiply including moderate temperature, adequate food supply and shelter. Therefore the main aspect of legionella control is to ensure that you do not have suitable conditions within your water system to potentially allow the legionella bacteria to multiply.

Legislation
Landlords in the private rented sector have a duty of care under the Health and Safety at Work Act and Control of Substances Hazardous to Health (COSHH) Regulations to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled. This is done through carrying out a formally recorded risk assessment and implementing measures to control any identified risk.

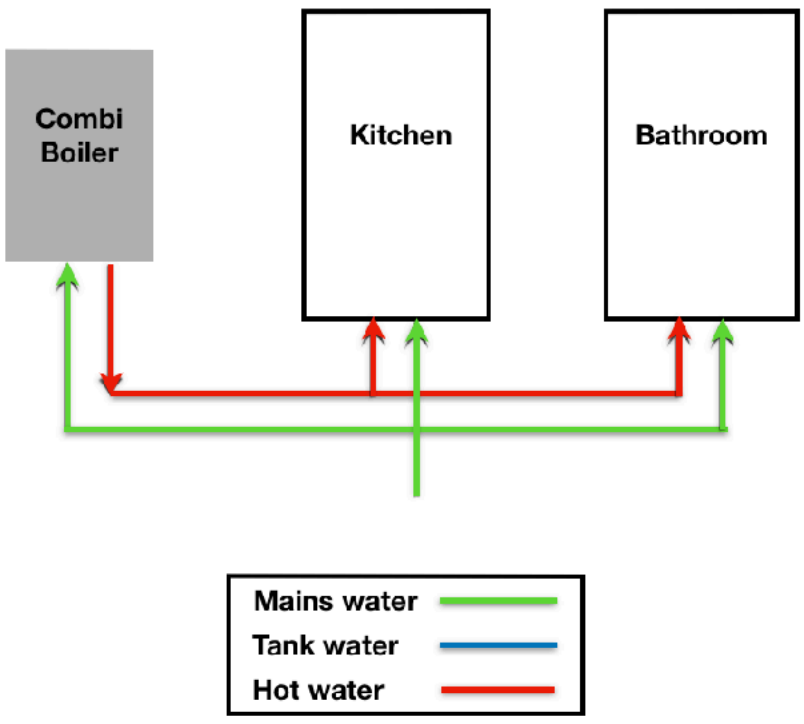
Accordingly, the Responsible Person should ensure that the property's water supply, storage and distribution services comply with the best practice guidance given in the HSE's Approved Code of Practice and Guidance "Legionnaires' disease – The control of legionella bacteria in water systems" (also known as ACOP L8) and HSG 274 "Legionnaires' Disease – Technical Guidance".

Responsible Person –	Antoinette Ross
Property Type –	2 Bedroom Flat
Are people within the high risk, health category exposed to the water system in this property? –	Unable to confirm so must presume “Yes”
Significant aerosol generators present i.e. showers / Spray Taps –	Yes (Electric shower / Spray taps)
Other Risk Systems present (please specify) –	No

Cold Water Supply
Town Mains Cold Water Supply – The property has a direct mains supply of wholesome water which is chlorinated and will be of good microbiological quality.

Hot Water Supply
The property has a direct fired, gas combi boiler, which heats the town mains water instantaneously before delivering it to the hot water outlets. Combi boilers are considered low risk items of hardware in terms of legionella risk due to their direct cold water mains supply and minimal storage of hot water. The combi boiler should be maintained within the annual gas safety service inspection.

Water System Schematic



Down Services Asset Register and Temperature Measurements

LOCATION	WASHING MACHINE	DISHWASHER	SINKS/WASH HAND BASINS	SHOWERS	BATHS	WCs	HOT TEMPERATURE °C	HOT FED BY	DOES HOT WATER TEMP CONFORM?	COLD TEMPERATURE °C	COLD FED BY	DOES COLD WATER TEMP CONFORM?
Kitchen	1		1				58.1	COMBI	YES	16.5	MAINS	YES
Bathroom			1	1	1	1	52.3	COMBI	YES	16.9	MAINS	YES

Findings from Water System Inspection

Dead Legs

Dead legs allow water to stagnate in the pipe work and potentially allow suitable conditions for bacteria to multiply. Dead legs can be sections of old pipe which are no longer used or a system design which results in low or no flow through water.

- No dead legs were observed during the risk assessment.

Little Used Outlets

A regularly used water system is important in maintaining good water quality. Where any outlet is not used at least once a week it should be flushed for a period of five (5) minutes to prevent water stagnating in the pipe work. Aerosol production should be minimised during flushing i.e. by cracking outlet open so water does not run at full force.

- No little used outlets were observed during the risk assessment.

Hot Water System Photographs

Combi boiler

Bathroom shower head - (Electric shower)

Spray tap

Recommendations

Priority Rating

	High Priority Issue – Urgent remedial action required to control a serious risk
	Medium Priority Issue – Action is required in the near future to achieve compliance with ACOP L8 standards/guidance
	Low Priority Issue – Minor action or remedial work that is beneficial but may not be directly linked with compliance to ACOP L8

High
No high priority issues

Medium
No medium priority issues

Low or ‘Duty of care’ issues
No low priority issues

Legionella Control Programme

The following control programme is proposed for the water services in this property and is based on Table 2.1 of HSG 274, Part 2.

Cold Water Services
The cold water temperatures were recorded below 20°C at the time of assessment and are considered unlikely to increase above this value therefore no further measures are required until the recommended review date unless specified below.

Hot Water Services
The hot water temperatures were recorded above 50°C at the time of assessment and are considered unlikely to fall below this value therefore no further measures are required until the recommended review date unless specified below.

Shower Heads / Spray taps
Dismantle, clean and de-scale removable parts, heads and hoses where fitted on a quarterly basis or as indicated by the rate of fouling.

Unoccupied Property
The risk may increase where the property is unoccupied for a short period. It is important that water is not allowed to stagnate in the water system and so properties that are vacant for an extended period should be managed carefully. As a general principle, outlets on hot and cold water systems should be used at least once a week to maintain a degree of water flow and minimise the chances of stagnation. To manage the risks during non-occupancy, consider implementing a suitable flushing regime or other measures, such as draining the system if the property is to remain vacant for long periods.