

Company / Installer

Engineer James Dickson
Company Property Protection Group Limited
Address Unit 19, Arran Place
 Perth
 Perthshire
 Scotland
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Installation

Address 6/10 South Street
 Perth
 Perth and Kinross, Scotland
Post Code PH2 8DF
Tel No.

Client / Landlord

Name
Company Perthshire Property Services
Address 48 Scott Street
 Perth
 Perth and Kinross
Post Code PH1 5EH
Tel No.

Description and Summary

The property is a second floor flat with a combination cylinder supplying 3 hot outlets and 3 mains fed cold outlets with an electric shower

Actions Already Completed

The system was run up by the tenant and the system was flushed through prior to the assessment

Actions Required

Nil

Summary Sheet - Risk Assessment Rating & Property Classification

Main Kitchen / Drinking Water	Location:	Second floor rear		
Potential Risk	Y/N	Action Req.	Risk	Comments
Mains Fed / Tank Fed	Mains Fed	No	Low	Nil
Cold water outlets at <20°C (25°max.)	No	No	Low	7.2°C
Hot water outlets at >50°C	No	No	Low	Recorded temperature 60.3 °C
Dead legs / Low flow areas present	No	No	Low	None recorded at time of assessment
Regular descale, clean & disinfection	No	No	Low	The tenant was advised of the importance of a regular cleaning and disinfecting regime and is also advised that the system should be flushed through after a period of the property being empty for more than one week and is also advised that the shower head should be turned into the wall when flushing through to avoid the droplets becoming airborne

Main Bathroom	Location:		Second floor rear	
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold water at <20°C (25°max.)	No	No	Low	Recorded temperature WHB 6.9°C Recorded temperature bath 6.3°C
Hot water outlets at >50°C	No	No	Low	Recorded temperature WHB 52.4°C Recorded temperature bath 58.7°C
Dead legs / Low flow areas present	No	No	Low	None recorded at time of assessment
Bath / Shower Mixer Present	No	No	Low	N/A
Shower Thermostatic / Electric	No	No	Low	Triton T70xr electric shower variable temperature recorded
Shower Mains Water Fed	No	No	Low	As above
Regular descale, clean & disinfection	No	No	Low	As stated in the report

Calorifiers, Water Heaters and Boilers	Location:		Kitchen cupboard	
Potential Risk	Y/N	Action Req.	Risk	Comments
Storage at 60°C	No	No	Low	Recorded temperature in cylinder 63.0°C
Return at 50°C Stratification	No	No	Low	N/A
Suitable drain point	No	No	Low	Yes
Sludge / Sedimentation present	No	No	Low	N/A
Scale present	No	No	Low	N/A
Regular flushing / disinfection	No	No	Low	N/A

Cold Water Storage Tanks	Location:		Kitchen cupboard	
Potential Risk	Y/N	Action Req.	Risk	Comments
Tank compliant with L8	No	No	Low	Compliant
Bio-fouling present	No	No	Low	Nil
Sludge / Sedimentation Present	No	No	Low	Nil
Corrosion Present	No	No	Low	Nil
Stagnation present	No	No	Low	Nil
<20°C (25°max.)	No	No	Low	N/A

Exposure	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Presence of susceptible individuals	No	No	---	
Risk of aerosol generation	No	No	---	

Advisories

1. To regularly descale, clean & disinfect any bath and/or shower head(s)
2. Any immersion and/or water heaters must be switched on for a minimum of 2 hours constant per day
3. To ensure temperature settings on a boiler and/or cylinder remain above 60°C
4. To take reasonable steps to ensure taps, showers and any other water outlets are free from mineral build up.
5. To flush taps, showers and any other water outlets not used within 7 days to prevent stagnation

Property Risk Classification: Low

Comments

Re assessment date 15/01/2022

It is hereby understood and agreed that the company shall not be liable in respect of any claim or cost or expenses arising out of any neglect, error or omission occurring or committed prior to the assessment date stated below in respect of legionella risk assessment.

It is the responsibility of the landlord to act on any recommendations made within this risk assessment and we will not accept any liability for the failure of any landlord to carry out the recommendations.

Our responsibility for this report is only to identify any potential risk exposures to legionella which the landlord must then refer to a specialist company in order to investigate this and carry out the appropriate testing to identify if legionella is present, together with solutions to prevent or eliminate this.

Signatures

Issued by: Signed



Received by: Signed

Date

15/01/2020

Print Name:

James Dickson

Print Name: