

Legionnaires Disease Risk Assessment

Property address	TF 4 Forest Road
Date of assessment	11.11.19
Assessment carried out by	Michael Wyatt

Describe property type	Flat
Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?	No
Describe type of cold water system e.g. mains feed or from storage tank	Mains Feed
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank.	Mains Feed via Storage Tank

Risk categories

1. Water outlet temperature

Is cold water temperature at outlets below 20°C?	Yes/No	Yes
Is the hot water temperature above 50°C at outlets?	Yes/No	Yes

Cold water must flow from outlets at below 20°C and hot water above 50°C to minimise risk. If temperatures are too low/high then adjustments need to be made to the system such as lagging of pipework or adjustment of temperature settings for hot water.

Identify any defect/risks and related recommendations associated with water outlet temperature. If any action is required identify responsible person: -

Defect/Risk	Low water temp
Recommendation	Adjust settings on boiler to increase output temp
Responsible person: Landlord/tenant/other	Tenant

2. Cold water storage tanks

Is there one present?	Yes/No	No
Location		
Does it have a tight fitting lid?	Yes/No	N/A
Is the water in the tank clean and free from rust, debris, scale and organic matter?	Yes/No	N/A
Is the temperature of the water in the tank below 20°C?	Yes/No	N/A
Is the tank insulated?		N/A

If any debris etc. is present in the system it should be drained and thoroughly cleaned. If debris is from corrosion on the tank itself then the tank may need to be replaced. All cold water tanks should have tight fitting lids to prevent debris entering the system. The water in the tank should be below 20°C and the tank should be insulated to prevent the temperature rising above this level.

Identify any defect/risk and related recommendations associated with cold water storage. If any action is required identify responsible person: -

Defect/Risk	N/A
Recommendation	N/A
Responsible person: Landlord/tenant/other	N/A

1. Hot water

Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60°C?	Yes/No	Yes
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NB: If the temperature is set at above 60°C this can cause scalding to users.

The temperature setting on the boiler and/or hot water tank should be set and maintained at 60°C.

Identify any defect/risk and related recommendations associated with hot water. If any action is required identify responsible person: -

Defect/Risk	N/A
Recommendation	N/A
Responsible person: Landlord/tenant/other	N/A

2. Little used outlets

Are there any water outlets that are used less than once per week e.g. in guest bathrooms?	No
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Any little used outlets should be flushed through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

Identify any risks and related recommendations associated with little used outlets. If any action is required identify responsible person: -

Defect/Risk	Vacant property – none use of water outlets
Recommendation	Fully flush system before use
Responsible person: Landlord/tenant/other	Tenant

3. Shower heads

Are there any showers in the property?	Yes/No?	If yes, identify location
	Yes	Bathroom

All shower heads should be cleaned, disinfected and descaled at least once every 6 months. Aerosol production should be minimised during this process.

Identify any risks and related recommendations associated with shower heads. If any action is required identify responsible person: -

Defect/Risk	Dirt gathering in shower head
Recommendation	Clean regularly as part of property clean
Responsible person: Landlord/tenant/other	Tenant

4. Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design and have little/no through flow of water (known as “dead legs”) can allow water to stagnate in the system. Are there any dead legs known in the system? If so, please describe.

Are there any dead legs in the property?	Yes/No?	If yes, identify location:
	No	None at time of inspection

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis.

Identify any risks and related recommendations associated with dead legs. If any action is required identify responsible person: -

Defect/Risk	N/A
Recommendation	N/A
Responsible person: Landlord/tenant/other	N/A

5. Unoccupied properties

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year?	Yes/No	No
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During periods of unoccupancy all outlets on hot and cold water systems should be flushed through at least once a week for at least 2 minutes. For long periods consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for at least 2 minutes. Aerosol production should be minimised during this process.

Identify any risks and related recommendations associated with unoccupancy. If any action is required identify responsible person: -

Defect/Risk	Vacant property periods
Recommendation	Flush system fully
Responsible person: Landlord/tenant/other	Tenant

6. Advice to tenants

Has advice been given to the tenants as to the risks of Legionnaires Disease in a domestic setting and their responsibilities to minimise risk?	Yes/No	Yes
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Signed		Date:	11.11.19
Print name	M WYATT		