



Legionella Risk Assessment

15 Woodlands avenue / 11 Aug 2025 / G.A.C. Plumbing and Heating

Complete

Score	6 / 6 (100%)	Flagged items	0	Actions	0
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Residency/Site

15 Woodlands avenue

Location

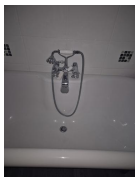



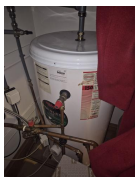
15 Woodlands Ave, Cults,
Aberdeen AB15 9DE, UK
(57.12404100000001, -2.1659431)

Conducted on

11.08.2025 16:01 BST

Prepared by

G.A.C. Plumbing and Heating

Audit	6 / 6 (100%)
Legionella Risk Assessment	1 / 1 (100%)
Is there any tenant, resident or regular visitor particularly susceptible to legionella due to age, health or lifestyle?	None
Did the person carrying out the assessment have access to competent help and advice when carrying out the assessment?	Yes
Take a photo of the cold water system	
   	
Photo 1	Photo 2
Photo 3	Photo 4
Provide a short description	
Take a photo of the hot water system	
	
Photo 5	
Provide a short description	
Water Outlet Temperature	2 / 2 (100%)
Is the cold water temperature at water outlets below 20° Celsius?	Yes
Temperature in Celsius:	14°C Should be less than or equal to 20°C
Is the hot water temperature at water outlets above 50° Celsius?	Yes
Temperature in Celsius:	61°C Should be greater than or equal to 50°C
Cold Water System	
Cold water storage tank location (photo)	

Is a cold water storage tank present?	N/A
Is the cold water tank accessible?	N/A
Does it have a tight-fitting lid?	N/A
Is the water in the tank clean and free from rust, debris, scale, and organic matter?	N/A
Is the temperature of the water in the tank below 20 ° celsius?	N/A
Temperature in Celsius:	0°C Should be less than or equal to 20°C
Is the cold water tank insulated?	N/A
Hot Water System	3 / 3 (100%)
Is the temperature setting on the boiler and/or hot water tank such that hot water is heated to and stored at a temperature of 60 ° celsius?	Yes
Are the hot water distribution pipes insulated?	Yes
If more than one calorifier is used, are they connected in parallel?	N/A
Does the calorifier have the following fitted?	
A drain valve?	Yes
A temperature gauge on the inlet and outlet?	N/A
An access panel?	N/A
Little Used Outlets	
Are there any water outlets are used less than once per week e.g. guest bathrooms?	None
Shower heads	
Are there any showers in the property?	Yes
Take photo of shower location	

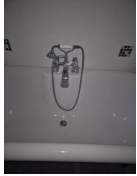


Photo 6



Photo 7

Dead Legs and Redundant Pipework

Sections of pipework which are redundant or owing to the system design and have little/no through the flow of water (known as 'dead legs') can allow water to stagnate in the system.

Are there any dead legs on the property?

N/A

Unoccupied Properties

Is the property left unoccupied for periods of time?

N/A

Completion

Full Name and Signature of Landlord

Caroline Walker property leasing
11.08.2025 16:05 BST

Full Name and Signature of Legionella Responsible Person

Greg Clayton
11.08.2025 16:05 BST

Media summary



Photo 1

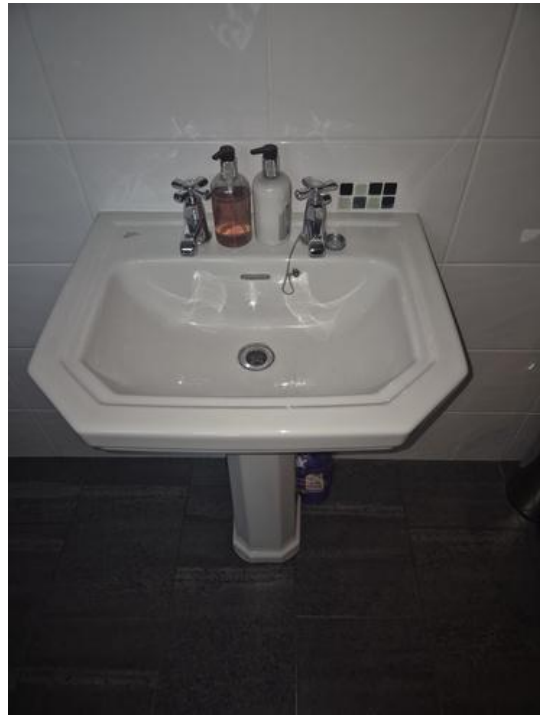


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7