

THE PROPERTY **LETTING CENTRE**

Est 2002

LEGIONELLA RISK ASSESSMENT



22/13 South Gray Street
Edinburgh
EH9 1TE

Risk assessment date – 10/02/2025
Recommended review date – 10/02/2027

Prepared for Dr Lynn Walker

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.

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Legionella Risk Assessor – Lucy Kosicka

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 – The Property Letting Centre

Property type – Two-bedroom flat

Are people within the high risk health category exposed to the water system in this property? – No

Cold water supply – Mains

Domestic hot water supply – Direct, unvented hot water cylinder

Significant aerosol generators present i.e. showers – Yes – mixer shower

Other risk systems present (please specify) – Yes – mixer tap

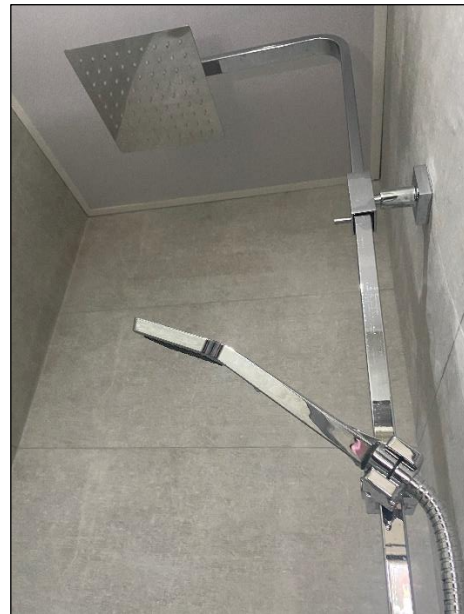
Cold water supply

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 unvented hot water cylinder which heats the town mains water instantaneously before delivering it to the hot water outlets. They are considered low risk items of hardware in terms of legionella risk due to their direct cold water mains supply. The cylinder should be maintained within the annual gas safety service inspection.

Hot water system photographs



Down services asset register and temperature measurements

Location	Washing machine	Dishwasher	Sink / wash hand basin	Shower	Bath	WCs	Hot water temperature °C	Hot water fed by	Does hot water temperature conform?	Cold water temperature °C	Cold water fed by	Does cold water temperature conform?
Kitchen	Yes	Yes	Yes				51°C	Heater	Yes	12°C	Mains	Yes
Bathroom			Yes	Yes	Yes	Yes	51°C	Heater	Yes	12°C	Mains	Yes
En-suite			Yes	Yes		Yes	51°C	Heater	Yes	12°C	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.




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.

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
	Low priority issue	Minor action or remedial work that is beneficial but may not be directly linked with compliance to ACOP L8

	No high priority issues
	No medium priority 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.

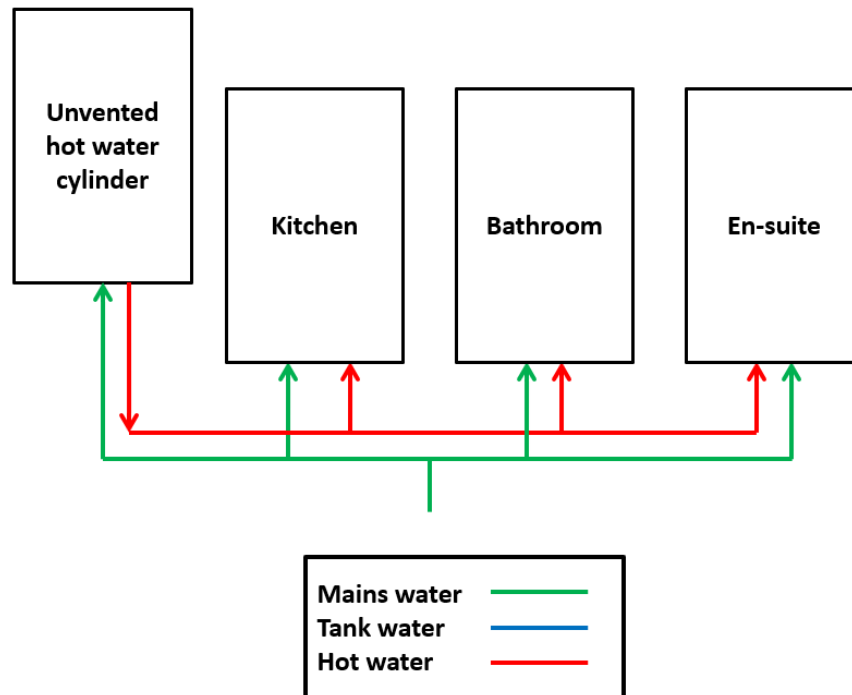
Shower heads

Dismantle, clean and descale 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.

Water system schematic



This schematic is a simplified illustration of the layout of the water system based on what fixtures and pipework were visible at the time of the inspection.