



## LEGIONNAIRES

risk assessment

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Property Owner /Duty Holder: Lairds Property Solutions

Address: 3,3 Maidencraig Court, Edinburgh

DATE: 6,2,20

EXPIRES: 6,2,22



Legionella risk assessment is to show that sufficient care has been taken to assess the risk of legionella in the property by undertaking an inspection of the water system and report the findings for the benefit of the landlord and tenant in accordance with the current legislation and guidance.

The current legislation and guidance is:

The Health and Safety and Work Act 1974 Management of Health and Safety at Works Regulations 1999  
COSHH Regulations

1999 THE Approved Code of Practice and Guidance L8 Legionnaires Disease

The Control of Legionella Bacteria in Water Systems ACoP L8

The report is based on observations of the assessor at the time of the assessment and should not be relied on as an exhaustive record of all possible risk or hazards that may exist or potential improvements that can be made

### Assessor Details:

**Hector Fleck**

**Tel: 0131 648 0748**

**Email: [enquiries@epcenergysolutions.co.uk](mailto:enquiries@epcenergysolutions.co.uk)**

**City &  
Guilts**



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## Legionella Bacteria

Legionella bacteria are very common in the environment and will get in to any water system. They feed on the dirt, organic matter and old materials in water systems. The bacteria can multiply in water between 20 and 45 degrees centigrade

Everyone is susceptible to infection. However, some are at higher risk than others, including:

- people over 45 years of age
- smokers and heavy drinkers
- people suffering from chronic respiratory or kidney disease
- anyone with an impaired immune system.
- 10 to 40% of the people infected will die from the infection

There are more than 300 confirmed cases a year, but true incidence is estimated to be 3500 – 5000 cases. Between 2000 and 2005 there have been 165 confirmed cases in the South West. 22 of these were fatal. 13 were shown to have come from spa pools or hot and cold water systems.

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**City &   
Guilds**



## THE ASSESSMENT REPORT

### Cold Water Findings

Total no of cold water outlets; 4

Temperature measured at all outlets? YES

Was the temperature below 20.0c? YES

Cold water temperature reading; 6.6c Avg MAINS

Were all the outlets clean and free flowing? YES

Risk assessment; **Low risk no action required**



### Hot Water Findings

Total no of hot water outlets: 4

Temperature measured at all outlets? YES

Was the temperature above 50.0c? YES

Hot water temperature reading; c Avg

Were all the outlets clean and free flowing? YES

Risk assessment; **Low risk no action required**



### Shower findings

Total no of showers in the property; 1

Were all the showerheads clean? NO

Were all the showers free flowing? YES

Recommendations: CLEAN AND DISINFECT THE HOSE AND SHOWERHEAD REGULARLY

Risk assessment; **Ongoing risk action required**



### Cold water tanks

Does the property have a cold water tank? *YES (no access)*

Does the tank have a fitted lid? *UNKNOWN*

Is the tank insulated? *UNKNOWN*

Is there any debris/sludge at the bottom of the tank? *UNKNOWN*

Recommendations; GAIN ACCESS, FIT LID, INSULATE, CLEAN AND DISINFECT AND MAINTAIN

Risk assessment; **Risk action required (see notes)**



### Dead leg findings

The dead leg is the term used to describe pipework still connected to the system and has been capped and longer in use

Were dead legs obvious in the system during the inspection? *YES*

Recommendations; MINIMISE AND CAP

Risk assessment; **Risk action required**



### Other Findings

Water features? *NO*

Recommendations; NONE

Risk assessment; **Low risk no action required**

NOTES: Access to the roof was restricted. The water tank is probably communal with constant usage and high turn over the water will not be able to stagnate and the risk will therefore be minimised.

## General notes

1. Shower heads should be cleaned and disinfected every 3 months or as required. If the shower has been unused for a period of time it should be run for at least 2mins to clear any stagnant water.
2. Dead legs should be removed where possible
3. If the property has been vacant for a long period it would be recommended to clean and disinfect the cold water tank prior to new tenants moving in
4. Spa baths, Jacuzzis should be cleaned and disinfected on a regular basis
5. Tenants if you have any medical conditions which could make you more susceptible to infection you should inform your landlord
6. External water features should be used with care hose pipes should not be spray directly at others legionella can multiply in the stagnant water within the hose during warm weather
7. Legionella is present in all water systems and it cannot be eradicated completely. Therefore, there is always a low risk present.
8. If your assessor has identified and risk within your property we advise that you take immediate action

## Educating tenants

1. Landlords should inform tenants of the potential risk of exposure to Legionnaire's disease within domestic properties and its consequences.
2. They should advise on any actions arising from the findings of the risk assessment, where appropriate.

### **Tenants should be advised in particular that they should:**

3. Inform the landlord/letting agent if they believe the hot water temperature is below 50°C or the hot water tank/boiler is defective in any way
4. Not adjust the temperature of the hot water themselves
5. Advise landlord/letting agent if they believe the cold water temperature is above 20°C
6. Flush through little used outlets for 2 minutes at least once a week
7. Clean, disinfect and descale shower heads at least once every 6 months
8. Notify the landlord/letting agent if they notice any debris or discolouration in the hot or cold water supply



# LEGIONNAIRES

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Scald burns and fall injuries due to sudden temperature changes, known as thermal shock, can and do happen. Young children, the elderly and people with disabilities are more susceptible to injuries from hot water. Many domestic water scald burns happen in the home from exposure to extreme hot water in the kitchen or bathrooms, with a number of them coming from faucets (point of use). The severity of these injuries is dependent on the temperature of the hot water and the amount of time of the exposure, as shown in Table 1 below.

**Table 1** – Estimated Time & Temperature Effects on Adult Skin

WATER TEMPERATURE		TIME FOR A MILD	TIME FOR PERMANENT
Deg. F	Deg. C	First Degree Burn	Second Degree Burns
110	43	Normal Hot Shower	
116	47	Pain Threshold Approx	
116	47	35 Minutes	45 Minutes
120	49	3 Minutes	9 Minutes
122	50	1 Minute	5 Minutes
126	52	30 Seconds	90 Seconds
131	55	5 Seconds	25 Seconds
140	60	2 Seconds	5 Seconds
149	65	1 Second	2 Seconds
154	68	Instantaneous	1 Second

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