

Serial No:

12606105

PART 1**LEGIONELLA RISK ASSESSMENT**

Auditor Details	Audited Property Address	Landlord/Agent Address
Trinity Park Heating Solutions 29 Talisker Avenue, Kilmarnock Tel. No: 07340 763827	Name: Address: <u>4 OAKLEY DRIVE</u> <u>KILMARNOCK, KA3 2HB</u> Tel. No:	Name: <u>MURRAY SCOTLAND</u> Address: <u>22-24 JOHN FINNE</u> <u>STREET, KILMARNOCK</u> <u>KA3 1DD</u> Tel. No:
Date Of Audit: <u>10/9/19</u>	Date Of Review: <u>10/9/20</u>	Property Type: <u>HOUSE</u>

THE RISK ASSESSMENT

	Yes	No
Did you consider whether you could eliminate the risk?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any tenant, resident or regular visitor susceptible to Legionella due to age, health or lifestyle?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did the person carrying out the assessment have access to competent help and advice when carrying out the assessment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe type of cold water system e.g. mains feed or from a storage tank:	<u>MAINS FED</u>	
Describe type of hot water system e.g. mains feed via a combi boiler or from conventional boiler and storage tank:	<u>VIA COMBI</u>	
RISK CATEGORY - Water Outlet Temperature	Yes	No
Is the cold water temperature at outlets below 20°C within 2 minutes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the hot water temperature above 50°C at outlets within 1 minute?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.		

Identified Defect/Risk	Recommendations

RISK CATEGORY - Cold Water Systems

	Yes	No
Is a cold water storage tank present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the cold water tank accessible?	<input type="checkbox"/>	<input type="checkbox"/>
Cold water storage tank location:		
Does the cold water storage tank have a tight fitting lid?	<input type="checkbox"/>	<input type="checkbox"/>
Is the water in the tank clean and free from rust, debris, scale and organic matter?	<input type="checkbox"/>	<input type="checkbox"/>
Is the temperature of the water in the tank below 20°C?	<input type="checkbox"/>	<input type="checkbox"/>
Is the cold water tank insulated?	<input type="checkbox"/>	<input type="checkbox"/>
If any debris etc is present in the system it should be drained and thoroughly cleaned. If debris is from corrosion on the tank then the tank may need to be replaced. All cold water tanks should have tight fitting lids to prevent debris from 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		

Identified Defect/Risk	Recommendations

RISK CATEGORY - Hot Water Systems

	Yes	No
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°C?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the hot water distribution pipes insulated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If more than one calorifier is used are they connected in parallel?	<input type="checkbox"/>	<input type="checkbox"/>
Does the calorifier have the following fitted:		
a drain valve?	<input type="checkbox"/>	<input type="checkbox"/>
a temperature gauge on the inlet and outlet?	<input type="checkbox"/>	<input type="checkbox"/>
an access panel?	<input type="checkbox"/>	<input type="checkbox"/>
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		

Identified Defect/Risk	Recommendations

LEGIONELLA RISK ASSESSMENT

PART 2

RISK CATEGORY - Little Used Outlets

Yes No

Are there any water outlets that are used less than once per week? e.g. guest bathrooms

☐ ☒

If Yes, are there arrangements in place to flush them through on atleast a weekly basis?

☐ ☐

Any little used outlets should be flushed through weekly by running water through the outlet for atleast 2 minutes. Aerosol production should be minimised during this process.

Identified Defect/Risk

Recommendations

RISK CATEGORY - Shower Heads

Yes No

Are there any showers in the property?

☒ ☐

If Yes, identify the shower(s) location?

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

Identified Defect/Risk

Recommendations

RISK CATEGORY - Dead Legs & Redundant Pipework

Yes No

Are there any dead legs in the property?

☐ ☒

If Yes, identify location?

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

Identified Defect/Risk

Recommendations

RISK CATEGORY - Unoccupied Properties

Yes No

Is the property left unoccupied for periods of time?

☐ ☒

If Yes, are there arrangements in place to flush them through on atleast a weekly basis?

☐ ☐

During periods of unoccupancy all outlets on hot and cold water systems should be flushed through once a week for atleast 2 minutes. For longer periods consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for a minimum 2 minutes. Aerosol production should be minimised during this process.

Identified Defect/Risk

Recommendations

ADVICE TO TENANTS

Yes No

Has advice been given to the tenants as to the risks of Legionnaires Disease in a domestic setting and their responsibilities to minimise risk?

☒ ☐

Advice Given/Action Required (list)

Completed:

Advised tenant to descale showerhead every 6 months

The assessment is complete and should be reviewed regularly (at least once per year) and specifically when there is a reason to suspect it is no longer valid. You should ensure that the recommendations above are implemented and any existing controls maintained.

Received By: *Luis Graca*

Issued By: *James Viner*

Print Name: *LUIS GRACA*

Date: *30/05/19*

Signature: *James Viner*

Date: *30/5/19*