

Company / Installer		Job Address		Client / LandLord	
Engineer	Sean Sutherland	Name		Name	
Company	Portobello Heating Solutions	Address	21F	Company	Macintosh And Sons Ltd
Address	34		Melbourne Place	Address	Office 2, 30/2
	Walford Drive		North Berwick		Eskbank Business Complex
	Edinburgh		East Lothian Council		Dalkeith
		Post Code	EH39 4JR		
Post Code	EH15 1AB	Tel. No		Post Code	EH22 3NX
Tel No.	07828949735			Tel. No	
Reg Body.				Mob. No	07443203860
Reg No.					

Description and Summary

LRA

Actions Already Completed

Checked for storage in the attic and there is none. All water now mains fed.

Actions Required

None

Summary Sheet - Risk Assessment Rating & Property Classification

Main Kitchen / Drinking Water	Location:	Premises		
Potential Risk	Y/N	Action Req.	Risk	Comments
Mains Fed / Tank Fed	Mains Fed	No	Low	
Cold water outlets at <20°C (25°max.)	Yes	No	Low	
Hot water outlets at >50°C	Yes	No	Low	
Dead legs / Low flow areas present	No	No	Low	
Regular descale, clean & disinfection	Yes	No	Low	

Main Bathroom	Location:	Premises		
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	Yes	No	Low	
Hot Water Outlets at >50°C	Yes	No	Low	
Dead Legs / Low Flow Areas Present	No	No	Low	
Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	Yes	No	Low	
Shower Mains Water Fed	Yes	No	Low	
Regular Descale, Clean & Disinfection	Yes	No	Low	

	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	---	---	---	
Hot Water Outlets at >50°C	---	---	---	
Dead Legs / Low Flow Areas Present	---	---	---	
Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	---	---	---	
Shower Mains Water Fed	---	---	---	
Regular Descale, Clean & Disinfection	---	---	---	

	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	---	---	---	
Hot Water Outlets at >50°C	---	---	---	
Dead Legs / Low Flow Areas Present	---	---	---	
Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	---	---	---	
Shower Mains Water Fed	---	---	---	
Regular Descale, Clean & Disinfection	---	---	---	

	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	---	---	---	
Hot Water Outlets at >50°C	---	---	---	
Dead Legs / Low Flow Areas Present	---	---	---	
Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	---	---	---	
Shower Mains Water Fed	---	---	---	
Regular Descale, Clean & Disinfection	---	---	---	

	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	---	---	---	
Hot Water Outlets at >50°C	---	---	---	
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Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	---	---	---	
Shower Mains Water Fed	---	---	---	
Regular Descale, Clean & Disinfection	---	---	---	

	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Cold Water at <20°C (25°max.)	---	---	---	
Hot Water Outlets at >50°C	---	---	---	
Dead Legs / Low Flow Areas Present	---	---	---	
Bath/Shower Mixer Present	---	---	---	
Shower Thermostatic / Electric	---	---	---	
Shower Mains Water Fed	---	---	---	
Regular Descale, Clean & Disinfection	---	---	---	



Calorifiers, Water Heaters and Boilers	Location:	Kitchen		
Potential Risk	Y/N	Action Req.	Risk	Comments
Storage at 60°C	Yes	No	Low	
Return at 50°C Stratification	---	---	---	
Suitable drain point	Yes	No	Low	
Sludge / Sedimentation present	No	No	Low	
Scale present	No	No	Low	
Regular flushing / disinfection	Yes	No	Low	

Cold Water Storage Tanks	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Tank compliant with L8	---	---	---	
Bio-fouling present	---	---	---	
Sludge / Sedimentation Present	---	---	---	
Corrosion Present	---	---	---	
Stagnation Present	---	---	---	
<20°C (25°max.)	---	---	---	

Exposure	Location:			
Potential Risk	Y/N	Action Req.	Risk	Comments
Presence of susceptible individuals	---	---	---	
Risk of aerosol generation	---	---	---	

**Advisories**

1. To regularly descale, clean & disinfect any bath and/or shower head(s)
2. Any immersion and/or water heaters must be switched on a for a minimum of 2 hours constant per day
3. To ensure temperature settings on a boiler and/or cylinder remain above 60°C
4. To take reasonable steps to ensure taps, showers and any other water outlets are free from mineral build up.
5. To flush taps, showers and any other water outlets not used within 7 days to prevent stagnation.

Property Risk Classification:	Low
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Comments

All ok

Signatures

Issued by: Signed



Print Name:

Sean Sutherland

Received by: Signed



Print Name:

Sean Sutherland

Date

09-Oct-2023

Arrival Time

2023-10-09 14:35

Departure Time

2023-10-09 15:15