

Serial No:  
12606472

# LEGIONELLA RISK ASSESSMENT

## PART 1

Auditor Details	Audited Property Address	Landlord/Agent Address
Name: SMART Gas Solutions	Name:	Name: Ace Property Management
Address: 14 lugton circle	Address: 7/3 Strathmore Place	Address: 189 Bruntfield Place
Tel. No: 0131 6293132	Tel. No:	Tel. No: 0131 229 4400
Date Of Audit: 29/6/20	Date Of Review: CH9 2AL	Property Type: flat

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 type="checkbox"/>	<input type="checkbox"/>
Describe type of cold water system e.g. mains feed or from a storage tank:	mains feed	
Describe type of hot water system e.g. mains feed via a combi boiler or from conventional boiler and storage tank:	mains feed combi	
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"/>
<small>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.</small>		

Identified Defect/Risk	Recommendations
None	None

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Cold water storage tank location:	[scribble]	
Does the cold water storage tank have a tight fitting lid?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the water in the tank clean and free from rust, debris, scale and organic matter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the temperature of the water in the tank below 20°C?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the cold water tank insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>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</small>		

Identified Defect/Risk	Recommendations
None	None

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 checked="" type="checkbox"/>	<input type="checkbox"/>
If more than one calorifier is used are they connected in parallel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the calorifier have the following fitted:	[scribble]	
a drain valve?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a temperature gauge on the inlet and outlet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
an access panel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>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</small>		

Identified Defect/Risk	Recommendations
None	None

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**PART 2**

**LEGIONELLA RISK ASSESSMENT**

**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
None	None

**RISK CATEGORY - Shower Heads** Yes No

Are there any showers in the property?

If Yes, identify the shower(s) location? Bathroom

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
None	None

**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
None	None

**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
None	None

**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:
Regularly clean Shower heads	

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:	Issued By: <i>A. K. Moyle</i>
Print Name:	Signature: <i>[Signature]</i> <span style="float: right;">Date 29/6/20</span>