

Legionnaires Risk Assessment

Property Information

Address

Property Type

Date of assessment

Is there any tenant, resident or regular visitor to the property particularly susceptible to Legionella due to age, risk or lifestyle?

Type of cold water system e.g. mains fed or from storage tank.

Type of hot water system e.g mains fed from combi boiler or storage tank

1. Water outlet temperatures

Cold water must flow from outlets at below 20°C and hot water above 50°C in order to minimise risk. If readings are too high or low then action must be taken ie lagging of pipework or adjusting temperature settings for hot water.

Record temperature of cold water at outlets.

Record temperature of hot water at outlets.

Identify any defects and record here:

Record recommendations here

Indicate responsible person to take action:

2. Cold water storage tanks

Tanks must be clear of any debris. If any is present in the tank the system should be thoroughly cleaned by a competent person. If the tank is showing signs of corrosion it may need to be replaced. All cold water tanks must have tight fitting lids to prevent debris penetration and be made of appropriate materials ie not wooden. The recorded water temperature within the tank should be below 20°C and the tank should be properly insulated to prevent temperature rising above this.

Is there a cold water tank in the property?

If yes, where is it located?

Does it have a tight fitting lid?

Is the water inside the tank clean and free of rust, debris, scale and any organic matter?

Is the tank insulated?

Record the temperature of the water in the tank. (Must be below 20°C)

Identify any defects and record here:

Record recommendations here

Indicate responsible person to take action

3. Hot water

The temperature setting on the boiler or hot water tank should be set so that the hot water is heated to and stored at 60°C. If it is above 60°C then this could cause a scalding risk at the outlet. Tip: Ask your heating engineer to check this at the annual safety check too.

Record the temperature setting

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

4. Less frequently used outlets

Less frequently used outlets ie guest bathrooms etc should be flushed through weekly by running the water through the outlet for at least 2 minutes. E.g. Turn on taps and showers. Any aerosol production should be minimized during this process.

Record any water outlets that are used less than once per week here:

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

5. Shower heads & spray taps

Shower heads and spray taps should be dismantled, cleaned, disinfected and descaled as a minimum, every 6 months. Sooner if any scale is identified. Any aerosol production should be minimized during this process.

Record the temperature setting

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

6. Deadlegs and redundant pipework

Any sections of redundant pipework can allow water to stagnate in the system due to the lack of flow of water. Eg Redundant washing machine outlets. Any identified deadlegs should be removed or the system altered to avoid water stagnation.

Record †

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

7. Unoccupied properties

Whilst properties are unoccupied the hot and cold water system should be flushed through at least weekly for 2 minutes. If the property is to be unoccupied for long periods of time you may wish to consider draining down the entire system. Please ensure that prior to the property being reoccupied the hot and cold water system is flushed through for at least 2 minutes. Aerosol production should be minimized during this process.

Please record if the property is unoccupied for periods of time ie between guests or over the winter months.

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

8. Advice to guests, tenants and employee's

Advice must be given to occupants of the property as to the risk of legionnaires disease in a domestic setting and their responsibilities to minimise it. Tip: Leave a note at the boiler asking occupants not alter the temperature setting on the boiler or hot water tank and to contact you immediately if they notice any changes to the water temperature. A leaflet on the risk of Legionella could also be left at the property.

Has advice been given/appropriate notices in place?

Identify any defects and record here:

Record recommendations here:

Indicate responsible person to take action

This assessment should be regularly reviewed at least annually but specifically where there have been any changes to the water system or how it is used.

Signed:

Print name:

Date: