

Legionnaires Disease Risk Assessment

Property address			
Date of assessment		Assessment carried out by	
Describe property type	Detached house <input checked="" type="checkbox"/>	Single flat <input type="checkbox"/>	Other <input type="checkbox"/>
	Are any guests tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle? Health of guests unknown so potentially there is a risk.		
Describe type of cold-water system e.g. mains feed or from storage tank (Include sketch if possible at rear of document)	Mains pressure as per diagram.		
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank. (Include sketch if possible at rear of document)	Mains pressure as per diagram- tank at 80°C cold water heat exchange then thermostatic control before distribution.		

RISK CATEGORIES

If you answer YES to any of the questions, please complete risk/recommendation

1. Water outlet temperature

Is cold water temperature at outlets below 20°C? Yes No Is the hot water temperature above 50°C at outlets? Yes No

Cold water must flow from outlets at below 20°C & hot water above 50°C to minimise risk. If thermostatic mixer valves (TMV's) are fitted, measure temperature at the hot water inlet to the TMVs. If temperatures are too low/high then adjustments need to be made to the system i.e. lagging of pipework or adjustment of temperature settings for hot water.

Identify any Defect/Risk: Risk – temperature at hot water tap less than 50°C.

Related Recommendation: Shorten pipe lengths from hot water tank; ensure regular flushing.

Responsible person to carry out action: Landlord/host Other Other Details: _____

2. Cold water storage tanks

Is there a cold water storage tank present? Yes No *If No go to Q3* Does it have a tight fitting lid? Yes No

Is the water temperature in the tank below 20°C? Yes No Is water in the tank clean & free of rust, debris, scale & organic matter? Yes No

Is the tank insulated? Yes No Location of tank: CW header tank for cylinder only closed water system- integrated into cylinder and shared water with HW tank so temp will be above 20°C on occasion but regularly exchanges with 80°C water.

If any debris etc. is present in the system it should be drained & thoroughly cleaned. If debris is from corrosion on the tank itself then the tank may need to be replaced. All cold water tanks should have tight fitting lids to prevent debris entering the system. Water in the tank should be below 20°C & the tank insulated to prevent the temperature rising above this level.

Identify any Defect/Risk: Debris build up.

Related Recommendation: Check tank regularly remove any debris.

Responsible person to carry out action: Landlord/host Other Other Details: _____

3. Hot water

Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60°C? Yes No

NB: 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 or above.

Identify any Defect/Risk: Risk of scalding.

Related Recommendation: Check temperature regularly.

Responsible person to Landlord / host Other Other Details: _____

4. Little used outlets

Are there any water outlets that are used less than once per week e.g. in guest bathrooms? If yes, identify outlet & location below Yes No

Details

Any little used outlets should be flushed through weekly by running water through the outlet for at least 5 minutes. Aerosol production should be minimised during this process. It is better to run the water longer at a lower pressure to avoid aerosols.

Identify any Defect/Risk

Related Recommendation

Responsible person to Landlord / host Other Other Details: _____

5. Shower heads

Are there any showers in the property? If yes, identify outlet & location below Yes No

Shower heads should be cleaned, disinfected and descaled at least once every 6 months. Aerosol production should be minimised during this process.

Identify any Defect/Risk

Related Recommendation

Responsible person to Landlord / host Other Other Details: _____

6. Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design & have little/no through flow of water (known as "dead legs") can allow water to stagnate in the system. Are there any dead legs known in the system?

Are there any dead legs in the property? If yes, identify outlet & location below Yes No

Details

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework regularly.

Identify any Defect/Risk

Related Recommendation

Responsible person to Landlord / host Tenant Other Other Details: _____

7. Unoccupied properties

Is the property left unoccupied for periods of time, e.g. in the case of student or guests lettings over the summer holiday or at Christmas/New Year Yes No

All hot & cold water outlets should be flushed through at least once a week for at least 5 minutes when unoccupied & prior to re occupation. Aerosol production should be minimised during this process If empty long term - consider draining the system.

Identify any Defect/Risk

Related Recommendation

Responsible person to Landlord / host Tenant Other Other Details: _____

Advice to tenants (This can be done by giving the tenant/s the tenant advice sheet.)

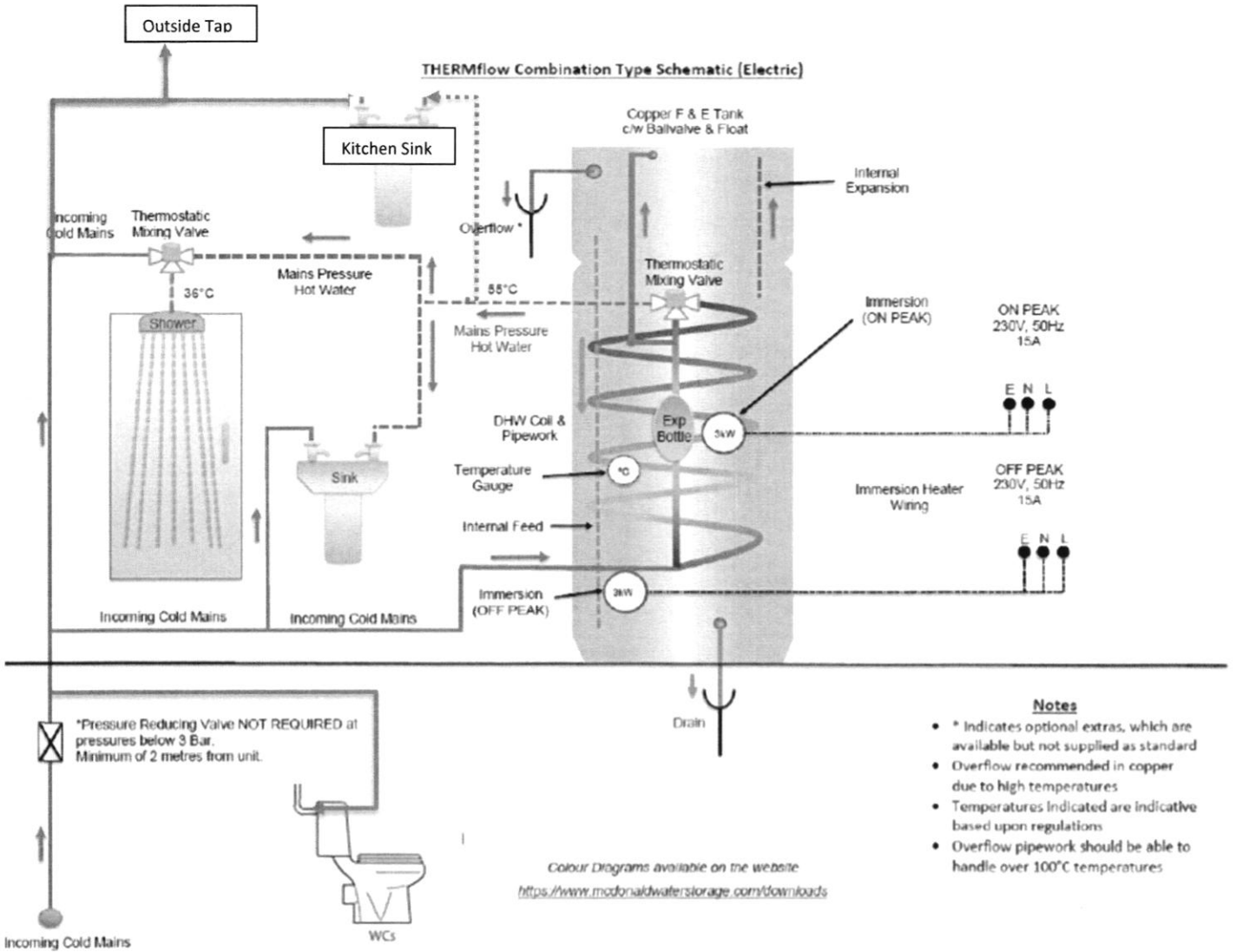
Has advice been given to the tenants as to the risks of Legionnaires Disease in a domestic setting and their responsibilities to minimise risk? Yes No N/A Short term lets

The assessment is complete and should be reviewed at least annually or if any information changes. You should ensure that the recommendations above are implemented and any existing controls maintained.

Signed _____ Date _____

Print Name _____

Diagram/Sketch of Water System In Property
 (You can use any of the examples provided within this form if they meet your requirements)
 (Include all pipework water storage tanks, taps outlets and showers)



Notes

- * Indicates optional extras, which are available but not supplied as standard
- Overflow recommended in copper due to high temperatures
- Temperatures Indicated are indicative based upon regulations
- Overflow pipework should be able to handle over 100°C temperatures

EX