

Legionnaires Disease Risk Assessment

30/09/2015



1 ABC Street, London, N1 3EA

Tenancy: 01/01/2016 - 12/09/2016
Landlord: Mr Edward Holmes
Tenant: Rachel Birch

Report Completed On: 30/09/2015 00:00
Report Completed By: Rachel Lightfoot / XYZ Lettings

Overview

Describe property type	Detached house
Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?	N/A
Describe type of cold water system e.g. mains feed or from storage tank	Property is presumed Mains fed
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank	Hot water is heated by way of a Combination Boiler which is situated in the Kitchen.

Risk Categories | Water Outlet Temperature

Background:	Cold water must flow from outlets at below 20C and hot water above 50C 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.
Is cold water temperature at outlets below 20C?	Yes
Is the hot water temperature above 50C at outlets?	No
Defects, Risks and Actions	Temperature readings were taken at the various outlets and our findings were as follows: Kitchen: Hot 51.2C Cold 14.3C, Ground Floor WC: Basin Hot: Tap not operational, Cold 18.0C, WC Inlet 18.4C. Family Bathroom Basin Hot 50.3C Cold 15.5C, Bath Hot 45.6C Cold 15C. Shower Cold 15.5C. Our tests could not run the shower hot. The temperature of the Bath Hot Tap is not considered high enough. Investigation and remedial action should be undertaken to ensure that the temperature at this outlet is at least 50C.

Photos

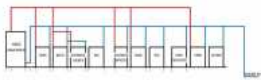


Risk Categories | Cold Water Storage Tanks

Is there a cold water storage tank present?	No
Location of tank:	N/A
Does it have a tight fitting lid?	N/A
Background:	If any debris etc. is present in the system it should be drained and 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. The water in the tank should be below 20C and the tank should be insulated to prevent the temperature rising above this level.
Is the water in the tank clean and free from rust, debris, scale and organic matter?	N/A
Is the temperature of the water in the tank below 20C?	N/A
Is the tank insulated?	N/A
Defects, Risks and Actions	
Note defects and actions:	None.

Photos

30/09/2015



Risk Categories | 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 60C?	N/A
Defects and actions:	Identify any defect/risk and related recommendations associated with hot water below. If any action is required identify responsible person.
Defects, Risks and Actions	It is not known at what temperature the boiler heats the water to. All hot outlets manage 50C with the exception of the Hot Bath Tap as mentioned earlier.
Background:	NB: If the temperature is set at above 60C this can cause scalding to users. The temperature setting on the boiler and/or hot water tank should be set and maintained at 60C.

Risk Categories | Little Used Outlets

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

No

Background:

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

If yes, identify outlet and location:

Defects, Risks and Actions

There are no little used items.

Defects and actions:

None.

Risk Categories | Shower Heads

Are there any showers in the property?

Yes

Background:

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

If yes, identify location:

Shower is positioned over the bath in the first floor family bathroom

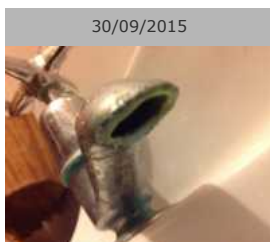
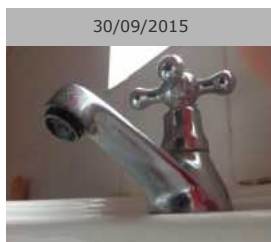
Defects, Risks and Actions

At time of inspection we were unable to run the shower hot. The cold temperature was 15.5C which is satisfactory.

Defects and actions:

Identify any risks and related recommendations associated with shower heads below. If any action is required identify responsible person. Investigation and remedial action should be taken to ensure the shower can run hot and to ensure that it can reach 50C within the required timeframe. Additionally all outlets should be descaled and further descaling should take place at least once every three months.

Photos



Risk Categories | Dead Legs and Redundant Pipework

Are there any dead legs in the property?

No

Background:

Sections of pipework which are redundant or 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.

If yes, identify location:

No deadlegs were found during our inspection

Risk Categories | Dead Legs and Redundant Pipework - Continued

Defects, Risks and Actions

Whilst no deadlegs were identified during our inspection should any be found in the future these should be removed and capped back to source.

Defects and actions:

None found.

Risk Categories | Unoccupied Properties

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

Background:

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

Defects, Risks and Actions

It is understood that the property is occupied on a year round basis.

Defects and actions:

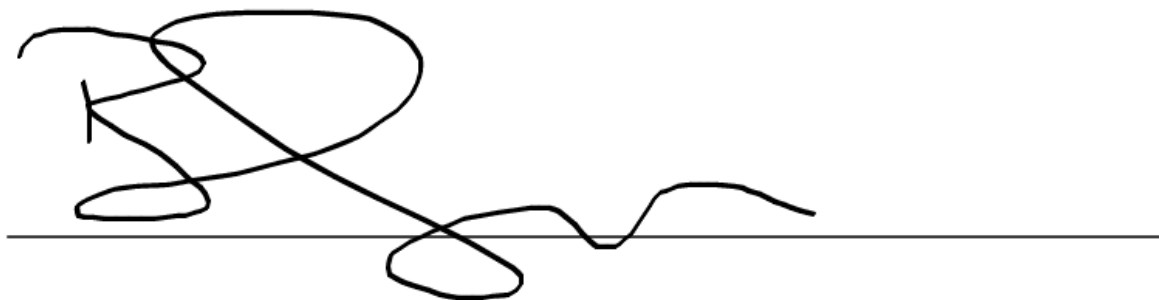
None found.

Advice for Tenants

**Has advice been given to the tenants as to the risks of No
Legionnaires Disease in a domestic setting and their
responsibilities to minimise risk?**

Assessor Signature

Signed by B Smith.

A handwritten signature in black ink, appearing to be 'B Smith', written over a horizontal line.

Please note:

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