

Legionnaires Disease Risk Assessment



17 Cheddington Road, Muscliffe, Bournemouth, BH9 3NB

Property Type: House
Report Completed On: 06/07/2020 10:52
Report Completed By: Peter Old / Reneweco Solutions

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Overview

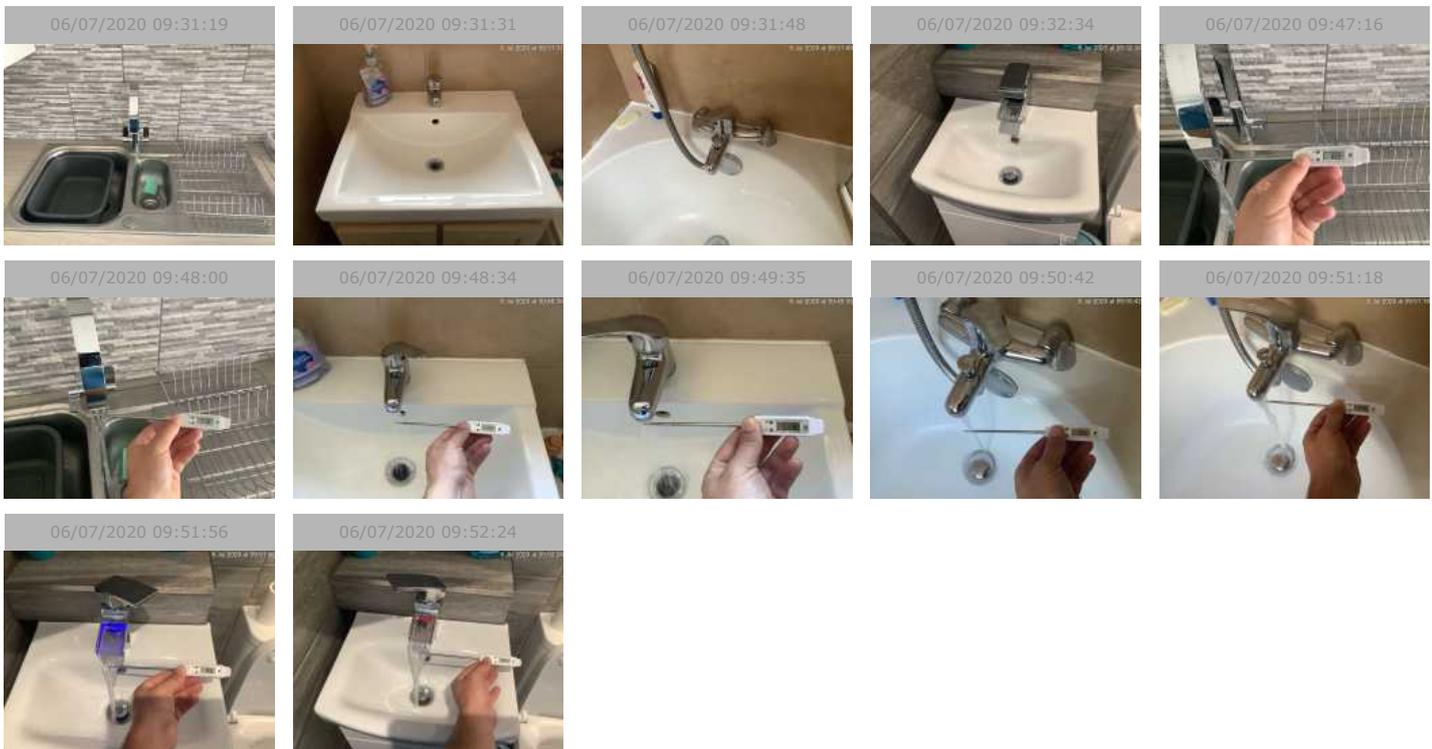
Describe property type	Detached, 5 Bedroom Chalet style Bungalow
Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?	No
Describe type of cold water system e.g. mains feed or from storage tank	The cold water is fed directly from the incoming mains feed.
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank	The hot water system is mains fed via a Combination Boiler, which is housed in a cupboard 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?	Yes

Defects, Risks and Actions

Photos



Risk Categories | Cold Water Storage Tanks

Is there a cold water storage tank present?	No
Location of tank:	Not Applicable
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
Note defects and actions:	Identify any defect/risk and related recommendations associated with cold water storage below. If any action is required identify responsible person.

Defects, Risks and Actions

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?	Yes
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.
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

Photos



Risk Categories | Little Used Outlets

Are there any water outlets that are used less than once per week e.g. in guest bathrooms? No

If yes, identify outlet and location:

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.

Defects and actions: Identify any risks and related recommendations associated with little used outlets below. If any action is required identify responsible person.

Defects, Risks and Actions

Risk Categories | Shower Heads

Are there any showers in the property? Yes

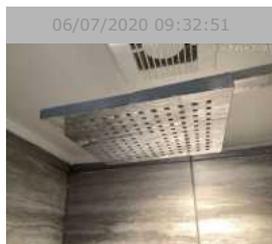
If yes, identify location: In downstairs bathroom and in upstairs shower room.

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

Defects and actions: Identify any risks and related recommendations associated with shower heads below. If any action is required identify responsible person.

Defects, Risks and Actions

Photos



Risk Categories | Dead Legs and Redundant Pipework

Are there any dead legs in the property? No

If yes, identify location:

Background:

Defects and actions: Identify any risks and related recommendations associated with dead legs below. If any action is required identify responsible person.

Defects, Risks and Actions

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 and actions:

Identify any risks and related recommendations associated with unoccupancy below. If any action is required identify responsible person.

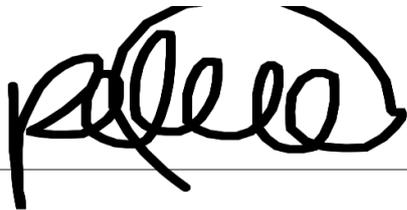
Defects, Risks and Actions

Advice for Tenants

Has advice been given to the tenants as to the risks of Yes
Legionnaires Disease in a domestic setting and their
responsibilities to minimise risk?

Assessor Signature

Signed by .



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.