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Legionella Risk Assessment



Property:

123 EXAMPLE STREET
Town,
West Yorkshire,
WF1 1FW



Date of this report:

19 JUN 2024



Next report due:

18 JUN 2026



Inspection by:

N. Blakeley

On behalf of:



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Property, Tenants & Systems

What type of dwelling is this property?



Flat (conversion)

Is there any Tenant, resident, or regular visitor to this Property susceptible to Legionella due to age, health, or lifestyle?



No

If 'Yes', provide details:



Cold water system:



Mains-feed

Hot water system:



Mains-feed via instant hot water heater

Water Outlet Temperatures



Cold

Is the COLD water temperature at outlets below 20°C?

Yes	17.7°C
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Hot

Is the HOT water temperature at outlets above 50°C?

Yes	53.3°C
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Hot & Cold Water Systems

Is the hot water heated/stored to a temperature of at least 60°C?	Yes
Are the hot water distribution pipes adequately insulated?	Yes
Is there a cold-water tank present?	No
Is the tank accessible?	N/A
Does the tank have a tight-fitting cover?	N/A
Is the water in the tank clean, free from rust, debris, scale, and organic matter?	N/A
Is the water temperature in the tank below 20°C?	N/A
Is the tank insulated?	N/A
Are there any outlets typically used less than once per week?	No
Are there any showers/mixer valves in the Property?	Yes
Are there any 'dead legs' or redundant pipework in the Property?	No
Are there any outlets typically used less than once per week?	No

Risks & Recommendations



Identified risks/defects:

Recommendation:

<p>*There are no additional comments or observations*</p>	<p>-</p>
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These photographs were captured for the purposes of preparing this Independent Inspection Report. They are provided solely to support the findings of the Clerk and in no way should be deemed the only basis of evidence.

Cold water outlet temperature:

Hot water outlet temperature:



This assessment is complete and should be reviewed regularly (at least once every two years), specifically when there is reason to suspect it is no longer valid. You should ensure any recommendations above are implemented and any existing controls are maintained.



Has advice been given to the Tenant(s) explaining the risks of Legionella Disease in a domestic setting and their responsibilities to minimise risk?

Yes

Legionella Disease Advice



Domestic hot and cold-water systems may create an environment where bacteria can grow. This can cause Legionella Disease which is a potentially fatal form of pneumonia; by breathing-in small droplets of contaminated water containing Legionella bacteria.

To help reduce the risk to you as a Tenant, ensure:

- Hot water in the system remains hot.
- Cold water in the system is kept cold.
- The water in your hot and cold water systems is kept circulated.

Also, it is important that you:

Do not interfere or change the settings on your boiler or hot water system. Hot water should be set to heat up to 60°C.

If you have showers fitted:

- If used only occasionally, flush them through for a least 2 minutes every week. Try to keep out of the way of the water/spray as much as possible while doing this.
- Clean shower heads at least once every 3 months, making sure they are descaled and disinfected.

You should tell your Agent/Landlord if:

- The cold water is still running warm, even after running the cold taps for 30 seconds; to allow any water accumulated in the pipes to run-off. The temperature of the cold water should not be more than 20°C.
- There is any discolouration in the water, debris, or dirt visible.
- The hot water system or boiler stops working properly.
- If the hot water is not hot enough. Hot water should come out of the taps at 50°C after running them for 60 seconds at the most.

If the property is left empty for extended periods of time:

Make sure when occupied again; immediately run and flush-through all outlets for at least 2 minutes to allow any water accumulated in the pipes to run-off.



Legally it is your landlord's responsibility to take precautions to prevent Legionella being present in the hot and cold-water systems – but Tenants and residents also have an important role in taking these practical steps and simple precautions.