

Legionella Risk Assessment

Property Details

**Property address:**

76 Queens Road
Exeter

Assessment date:

24-Apr-2015

Assessment carried out by:

Paul Milford

Property description:

Detached

Property notes:

What is Legionella?

Domestic hot and cold water systems can provide an environment where Legionella bacteria can grow. This can cause Legionnaires' disease which is a potentially fatal form of Pneumonia caused by inhalation of small droplets of contaminated water containing Legionella bacteria.

Risk Rating

This is a simple visual summary of the risk level posed by the water systems at the property covered by this risk assessment. It shows how many components of the water system require attention and how severe a risk they present. For detailed information regarding the identified risks, what action to take and who is responsible for dealing with these risks please ensure you read this risk assessment in full.

Risk	None	Low	Moderate	High	Major
Items at risk	0	0	7	1	0



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Hot Water System

Description:

Open vented hot water cylinder


Hot water must flow for 2 minutes from the outlets above 50°C to ensure it is not a potential risk. The hot water should be heated to and stored at a temperature of 60°C

Temperature:

Was the hot water above 50°C for 2 minutes at the outlet when tested?

Yes

The following issues with the hot water system were found to present a risk:

Hot Water System - Risk, Action, Responsibility	Risk Level	Location	Photo
<p>Risk: Water could be stored at too low a temperature</p> <p>Action: Ensure cylinder thermostat is set at 60 degrees</p> <p>Responsibility: Landlord</p> <p>Notes:</p>	Moderate	1st floor Airing cupboard	

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Cold Water System

Description:

Mains fed

Cold water must flow from the outlets below 20°C to ensure it is not a potential risk.

Temperature:


Was the cold water temperature below 20°C at the outlets when tested?

Yes

Was the cold water temperature below 20°C in the cold water storage tank?

Yes

The following issues with the cold water system were found to present a risk:

Cold Water System - Risk, Action, Responsibility	Risk Level	Location	Photo
<p>Risk: Supply to cold in bath from cistern in loft</p> <p>Action: Ensure cistern is correctly lagged and has the correct bye law kit fitted</p> <p>Responsibility: Landlord</p> <p>Notes: Cistern has no bye law kit fitted</p>	High	1st floor Bathroom	

Property Occupation

Some tenants, such as the elderly or infirm, may be at higher risk from Legionella infection than others.

Properties that are left unoccupied for periods of time (e.g. student lets) will require the water systems to be flushed before tenants reoccupy the property.

The following issues with the property being unoccupied were found to present a risk:

Property Occupation - Risk, Action, Responsibility	Risk Level	Photo
<p>Risk: The property has been unoccupied for a period.</p> <p>Action: The property's entire water system must be flushed weekly whilst unoccupied</p> <p>Responsibility: Landlord</p> <p>Notes:</p>	Moderate	




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Outlets

Outlets that are not used on a regular basis should be flushed through on a regular basis to ensure water doesn't sit for extended periods of time. The water should be run through the outlet for at least 2 minutes. It is recommended the spray from the outlets is kept to a minimum whilst the water is being flushed through.

The following issues with the outlets at the property were found to present a risk:

Outlets - Risk, Action, Responsibility	Risk Level	Location	Photo
<p>Risk: Bath cold tap fed via water storage cistern in loft</p> <p>Action: Flush the outlet for 2 minutes every week</p> <p>Responsibility: Tenant</p> <p>Notes:</p>	Moderate	1st floor Bathroom	

Pipework

Sections of pipework which are redundant or due to the system design have little or no through flow of water (known as "dead legs") can allow water to stagnate in the system.

There were no issues found with pipework at the property.



Showers

All shower heads should be cleaned, disinfected and descaled at least once every 6 months. It is recommended that any spray from the shower head be kept to a minimum whilst cleaning takes place.

The following issues with showers were found to present a risk:



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Showers - Risk, Action, Responsibility	Risk Level	Location	Photo
<p>Risk: The shower head of the shower will need regular cleaning</p> <p>Action: The shower head of this shower should be cleaned, disinfected and descaled every 6 months</p> <p>Responsibility: Tenant</p> <p>Notes: Electric shower fed from mains supply</p>	Moderate	1st floor Bathroom	
<p>Risk: The shower head of the shower will need regular cleaning</p> <p>Action: The shower head of this shower should be cleaned, disinfected and descaled every 6 months</p> <p>Responsibility: Tenant</p> <p>Notes: Electric shower fed via mains supply</p>	Moderate	1st floor En - suite	



Other Items

Other components of the property's water systems that may present a risk of Legionella and have not already been covered are detailed below.

The following issues with other items in the water system were found to present a risk:



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Other Items - Risk, Action, Responsibility	Risk Level	Location	Photo
<p>Risk: Washing machine supply pipe work</p> <p>Action: Ensure used weekly</p> <p>Responsibility: Tenant</p> <p>Notes:</p>	Moderate	Ground floor Garage	
<p>Risk: Dish washer</p> <p>Action: Ensure used weekly</p> <p>Responsibility: Tenant</p> <p>Notes:</p>	Moderate	Ground floor Kitchen	

Assessor

I Paul Milford, working on behalf of GasLec Limited, confirm I have completed a Legionella risk assessment at the property specified below:

76 Queens Road
Exeter

Signed:




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Information for Landlords

Legally it is the responsibility of you as the landlord to take precautions to prevent Legionella being present in the hot or cold water system of your property. Tenants and residents also have an important part to play by taking simple precautions, these are described in the section "Information for Tenants".

Your Responsibilities as the Landlord

- Ensure there is a Legionella risk assessment for the property.
- Ensure you keep records of corrective actions taken.
- Appoint competent individuals or suitably qualified persons to complete tasks.
- Ensure the Legionella risk assessment is updated.
- Issue the tenants with suitable guidance on safe use of the property's water systems

Information for Agents

If you are acting as the letting agent for a landlord's property ensure any contract or agreement clearly specifies who is responsible for managing the risk from Legionella.

Your Responsibilities as the Agent

- Hold a current copy of the Legionella risk assessment.
- Ensure the tenant has been issued with guidance on Legionnaires' disease.
- Ensure the tenant has been issued with suitable guidance on safe use of the property's water systems.
- Notify the landlord if the tenant informs you of any issues with the property's water system.
- Notify the landlord when a property becomes vacant for any period.

Information for Tenants

Domestic hot and cold water systems can provide an environment where Legionella bacteria can grow. This can cause Legionnaires' disease which is a potentially fatal form of Pneumonia caused by inhalation of small droplets of contaminated water containing Legionella bacteria.

Your Responsibilities as the Tenant

- Inform your landlord / letting agent if you think the hot water temperature is below 50°C or the hot water system is defective in any way.
- Inform your landlord / letting agent if you think the cold water temperature is above 20°C.
- Inform your landlord / letting agent if you notice any debris or discoloration in the hot or cold water.
- Do not adjust the hot water temperature.
- Flush little used outlets for 2 minutes at least once a week.
- Clean, disinfect and descale shower heads at least once every 6 months.

