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Legionella Risk Assessment


HISCOX




The National Association of Legionella Risk Assessors



The Legionella Risk Assessment Registers
Domestic Property Legionella Risk Assessment

Expert Survey Solutions, 41 Greenwood Avenue, Chinnor, Oxfordshire, OX39 4HW
Company Registration number: 7394055



LRA Register
Legionella Risk Assessor
[Redacted]
Tel: [Redacted]



Date of Assessment : 25.11.2015

Property Address
[Redacted]



Property Owner (Duty Holder) [Redacted]

Assessor Name : [Redacted]

Assessor Contact Number : [Redacted]

Assessor Email : admin@expertsurveysolutions.co.uk



ASSESSMENT PURPOSE

The purpose of this Legionella Risk Assessment is to show that sufficient care has been taken to assess the risk of legionella in the property by undertaking an inspection of the water systems and reporting the findings for the benefit of the landlord and the tenant and in accordance with the current legislation and guidance.

The current legislation and guidance is:-

The Health and Safety at Work Act - 1974 Management of Health and Safety at Work Regulations
1999 COSHH Regulations

1999 The Approved Code of Practice and Guidance L8, 'Legionnaires' Disease
The Control of Legionella Bacteria in Water Systems" (ACoP L8)

This report is based on matters which were observed or came to the attention of the provider during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.



Property Address

What is Legionella

Legionnaires' disease is a form of pneumonia that primarily affects those members of the population who are at risk due to age, illness, immunosuppression, smoking, etc and it can be fatal.

Legionella can also cause less serious illnesses, which are not fatal or permanently debilitating, but which can affect all people.

Legionella pneumophila is the bacterium responsible for Legionnaires' disease and is often present in natural sources of water. When the bacteria enter manmade water systems and are provided with ideal growth conditions, e.g. temperature and nutrients, they proliferate rapidly. When these bacteria are released as an aerosol, e.g. showers, spa baths, cooling towers, taps and other water fittings, they can be inhaled and cause the disease in susceptible individuals.

RISK ASSESSMENT FINDINGS

Cold Water Tanks

Does the property have any cold water storage tanks ? : **Yes**

If yes

do the tanks have fitted lids? : **Yes**

is the tank insulated? : **No**

is there any debris at the bottom of the tank? : **Yes**

Notes/Recommendations

Some debris present in tank - a clean and flush through would be advised.

Risk Assessment : **Risk - Action required**

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Property Address

Cold Water Details

Total number of cold water outlets (taps/showers) : **4**

Temperature measured at all cold outlets : **Yes**

Was the temperature at all cold outlets under 20c ? : **Yes**

Cold Water Temperature Reading : **10.6**

Did all cold water taps appear clean and free flowing? : **Yes**

Risk Assessment : **Low Risk - No action required**

Hot Water Details

Total number of hot water outlets (taps/showers) : **4**

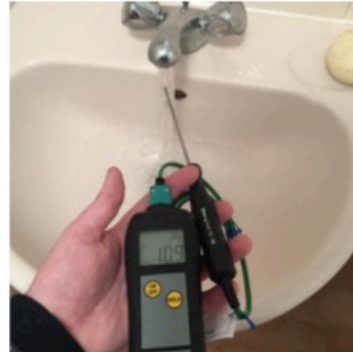
Temperature measured at all hot outlets : **Yes**

Was the temperature at all hot outlets above 50c ? : **Yes**

Hot water temperature reading : **52.6**

Did all hot water taps appear clean and free flowing? : **Yes**

Risk Assessment : **Low Risk - No action required**



Water Outlet Notes/Recommendations

Cold water must flow below 20°C and hot water above 50°C. If the temperatures are too low/high then adjustments need to be made.

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Property Address

Shower Information

Total number of showers in the property? : 1

Did all shower heads appear clean and free flowing? : **Yes**

Notes/Recommendations

Some minor scale build up on shower head - cleaning would be advisable to condition is not bad enough to warrant classing as a risk.

Risk Assessment : **Low Risk - No action required**

Dead Legs Information

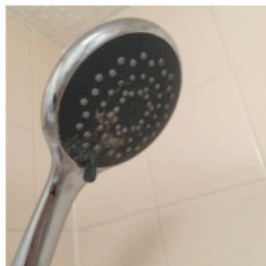
Explanation : 'Dead Legs' is a term used for pipework which is connected to the water system and comes to a stop end which is no longer in use. An example may be an old washing machine connection that is not longer in use.

During your visual inspection did you notice any 'dead legs' in the water system? : **No**

Notes/Recommendations

No advisories required at this time

Risk Assessment : **Low Risk - No action required**





Property Address
[REDACTED]

General Advisories.

1. Shower heads should be cleaned and disinfected every 3 months or as required. Also, run for at least 2 minutes to clear any stagnant water after any long period of non use.
2. Dead Legs (unused pipe work connected to water system) should be removed where possible.
3. After a long period without a tenant we recommend any water tanks should be emptied, cleaned and refilled prior to new tenants moving in.
4. Spa Baths/Jacuzzis (if present) should be cleaned and disinfected on a regular basis.
5. Tenants, if you have any medical conditions which may make you to more susceptible to infection due to age, illness, a weakened immune system etc you should inform your landlord.
6. Any external water features should be used with caution. If the property has any external hose pipes the tenant should not spray these directly at another person. Stagnant water could be held in a hosepipe for a period of time allowing legionella to multiply in warm weather.
7. Legionella is present in all water systems and we cannot eradicate it completely. There is always a LOW RISK of Legionella in every property. However certain water conditions/temperatures allow the Legionella to multiply and become a RISK to tenants. If your assessor has highlighted any RISK in your property we advise you take immediate action.

Notes

On submission a copy of this report will be lodged on the LRA Register for a period of 5 years. The assessor will supply a copy to the Duty Holder (property owner or management agent) who should then provide a copy to the tenant.

Assessor Information: The provider of this Legionella Risk Assessment has been trained to provide legionella risk assessments for domestic rental properties.

Disclaimer : The assessor believes the information contained within this risk assessment report to be correct at the time of printing. The assessor does not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessor during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Confidentiality Statement : In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessor will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.