

## Legionnaires Disease Risk Assessment

Property address	Struthan Cottage, Kilmoluaig, Isle of Tiree, PA77 6XB		
Date of assessment	27th August 2022	Assessment carried out by	Paul Veverka (Owner)
Describe property type	Detached house <input checked="" type="checkbox"/> <b>yes</b>	Single flat <input type="checkbox"/>	Other <input type="checkbox"/>
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 (Include sketch if possible at rear of document)	Mains Feed. No storage tank for cold water. Minimal risk		
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank. (Include sketch if possible at rear of document)	Mains Feed using 9kw Heatre Sadia Boiler from Sealed Storage Cylinder		

### RISK CATEGORIES

#### 1. Water outlet temperature

Is cold water temperature at outlets below 20°C? **Yes**  **No**  Is the hot water temperature above 50°C at outlets? **Yes**  **No**

Cold water must flow from outlets at below 20°C & hot water above 50°C to minimise risk. If temperatures are too low/high then adjustments need to be made to the system i.e. lagging of pipework or adjustment of temperature settings for hot water.

Identify any Defect/Risk: Pipework is all lagged between boiler and outlet

Related Recommendation: N/A

Responsible person to carry out action: Landlord  Tenant  Other  Other **Owner of Cottage**  
Details: \_\_\_\_\_

#### 2. Cold water storage tanks

Is there a cold water storage tank present? **Yes**  **No**  *If No go to Q3* Does it have a tight fitting lid? **Yes**  **No**

Is the water temperature in the tank below 20°C? **Yes**  **No**  Is water in the tank clean & free of rust, debris, scale & organic matter? **Yes**  **No**

Is the tank insulated? **Yes**  **No**  Location of tank: \_\_\_\_\_

If any debris etc. is present in the system it should be drained & 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. Water in the tank should be below 20°C & the tank insulated to prevent the temperature rising above this level.

Identify any Defect/Risk: N/A

Related Recommendation: N/A

Responsible person to carry out action: Landlord  Tenant  Other  Other **Details:** \_\_\_\_\_

#### 3. 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 60°C? **Yes**  **No**

*NB: If the temperature is set at above 60°C this can cause scalding to users. The temperature setting on the boiler and/or hot water tank should be set and maintained at 60°C.*

Identify any Defect/Risk: Boiler Hot Water outlet set to thermostatic 60 degrees

Related Recommendation: This was previously checked in July 2022

Responsible person to carry out action: Landlord  Tenant  Other  Other **Owner**  
Details: \_\_\_\_\_

**4. Little used outlets**

Are there any water outlets that are used less than once per week e.g. in guest bathrooms? If yes, identify outlet & location below

Yes  No

N/A

Details

Any little used outlets should be flushed through weekly by running water through the outlet for at least 5 minutes. Aerosol production should be minimised during this process. It is better to run the water longer at a lower pressure to avoid aerosols.

Identify any Defect/Risk:

Related Recommendation:

Responsible person to carry out action: Landlord  Tenant  Other  Other Details:

**5. Shower heads**

Are there any showers in the property? If yes, identify outlet & location below

Yes  No

Details

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

Identify any Defect/Risk:

Related Recommendation:

Responsible person to carry out action: Landlord  Tenant  Other  Other Details:

**6. Dead legs and redundant pipework**

Sections of pipework which are redundant or owing to the system design & have little/no through flow of water (known as "dead legs") can allow water to stagnate in the system. Are there any dead legs known in the system?

Are there any dead legs in the property? If yes, identify outlet & location below

Yes  No

Details

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework regularly.

Identify any Defect/Risk:

Related Recommendation:

Responsible person to carry out action: Landlord  Tenant  Other  Other Details:

**7. Unoccupied properties**

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year

Yes  No

All hot & cold water outlets should be flushed through at least once a week for at least 5 minutes when unoccupied & prior to re-occupation. Aerosol production should be minimised during this process. If empty long term - consider draining the system.

Identify any Defect/Risk:

Related Recommendation:

Responsible person to carry out action: Landlord  Tenant  Other  Other Details:

Advice to tenants (This can be done by giving the tenant/s the tenant advice sheet.)

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

Yes  No  N/A\*Short term lets

The assessment is complete and should be reviewed at least annually or if any information changes. You should ensure that the recommendations above are implemented and any existing controls maintained.

Signed Paul Veverka Date 27th August 2022  
 Print Name PAUL VEVERKA (Owner)

