

Legionnaires' Disease Risk Assessment

| | |
|---------------------------|----------------------------------|
| Property address | Rosie's Cottage, West Auchenhean |
| Date of assessment | 7/11/22 |
| Assessment carried out by | Barbara Brown |

| | |
|--|-------------------------------|
| Describe property type | 3 bedroom semi-detached house |
| Describe type of cold water system e.g. mains feed or from storage tank | Mains feed |
| Describe type of hot water system e.g. mains feed via combi boiler or from storage tank. | Mains feed with storage tank |

Risk categories

1. Water outlet temperature

| | |
|---|-----|
| Is cold water temperature at outlets below 20°C? | Yes |
| Is the hot water temperature above 50°C at outlets? | Yes |

Cold water must flow from outlets at below 20°C and hot water above 50°C 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.

Identify any defect/risk and related recommendations associated with water outlet temperature. If any action is required identify responsible person: -

| |
|---|
| Defect/Risk: None |
| Recommendation: Central heating boiler (this includes hot water) set to minimum of 60°C |
| Responsible person: guest, checked between guests |

2. Cold water storage tanks

| | |
|--|-----|
| Is there one present? | No |
| Location | N/A |
| Does it have a tight fitting lid? | N/A |
| 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 20°C? | N/A |
| Is the tank insulated? | N/A |

If any debris etc. is present in the system it should be drained and thoroughly cleaned by a competent person. 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 20°C and the tank should be insulated to prevent the temperature rising above this level.

Identify any defect/risk and related recommendations associated with cold water storage. If any action is required identify responsible person: -

| | |
|---------------------|-----|
| Defect/Risk | N/A |
| Recommendation | N/A |
| Responsible person: | N/A |

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 |
|--|-----|

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 and related recommendations associated with hot water. If any action is required identify responsible person: -

| | |
|---------------------|--|
| Defect/Risk | Minimal risk of scalding |
| Recommendation: | leave boiler temperature setting at 60C |
| Responsible person: | tenant (checked by owner between guests) |

4. Little used outlets

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

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.

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

| |
|--|
| If longer than 1 week gap between guests then outlets are thoroughly flushed during cottage prep |
| |
| |

5. Shower heads and spray taps

| | |
|--|--|
| Are there any showers or spray taps in the property? | Yes One located over bath in bathroom. One in en-suite. _____ |
|--|--|

All shower heads and spray taps (including any removable inserts and hoses) should be cleaned, disinfected and descaled quarterly. Aerosol production should be minimised during this process.

Identify any risks and related recommendations associated with shower heads and spray taps. If any action is required identify responsible person: -

| |
|---|
| Risk Minimal |
| Recommendation: If shower is not being used regularly - clean and descale shower head and hose at least quarterly |
| Responsible person: owner |

6. Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design and have little/no through flow of water (known as “dead legs”) can allow water to stagnate in the system. Are there any dead legs present in the system? If so, please describe.

| | |
|--|----|
| Are there any dead legs in the property? | No |
|--|----|

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis.

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

| |
|-------------------------|
| Risk N/A |
| Recommendation N/A |
| Responsible person: N/A |

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? | Possibly |
|---|----------|

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.

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

| |
|--|
| Risk - Property can be unoccupied for a few weeks |
| Recommendation – System to be flushed through if unoccupied for more than two weeks by running all outlets for at least 2 minutes prior to re-occupation |
| Responsible person: Mr & Mrs Brown (owners) |

8. Advice to Guests

| | |
|---|---|
| Has advice been given to the guests as to the risks of Legionnaires' Disease in a domestic setting and their responsibilities to minimise risk? | <p>Yes</p> <p>1) Guests have been instructed not to alter central heating boiler settings, (this includes hot water settings)</p> |
|---|---|

The assessment is complete and should be reviewed regularly 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.

| | |
|--------------------|--------------|
| Signed | Date 7/11/22 |
| Print name B Brown | |

Legionnaires' Disease Risk Assessment review

To be completed at least once per year.

| | |
|----------------------------------|--|
| Property address | |
| Date of review | |
| Review carried out by | |
| Date of original risk assessment | |

Since the original risk assessment was carried out: -

Has there been a change to the water system or the way it is used by occupants?

| | |
|-----|----|
| Yes | No |
|-----|----|

Has there been a change to the use of the building where the system is installed?

| | |
|-----|----|
| Yes | No |
|-----|----|

Is there new information available about risks or control measures?

| | |
|-----|----|
| Yes | No |
|-----|----|

When testing the temperature of the water in the system, does hot water flow from any outlets at a temperature of below 50C?

| | |
|-----|----|
| Yes | No |
|-----|----|

When testing the temperature of water in the system, does cold water flow from any outlets at a temperature of above 20C?

| | |
|-----|----|
| Yes | No |
|-----|----|

Are the current tenants and their visitors more susceptible due to their age, health or lifestyle?

| | |
|-----|----|
| Yes | No |
|-----|----|

Has there been a case of Legionnaires' Disease associated with the system?

| | |
|-----|----|
| Yes | No |
|-----|----|

If you have answered yes to any of the questions above, a new risk assessment should be carried out by a competent person.

| | |
|------------|------|
| Signed | Date |
| Print name | |

This document is only for the use of landlord and agent members of the [Scottish Association of Landlords](#) (SAL). It must not be reproduced or published in whole or in part without the prior written consent of the Scottish Association of Landlords.