

Legionnaires Disease Risk Assessment



Address Obscured

Property Type: House
Report Completed On: 05/05/2022 21:33
Report Completed By: John Treby / Start 2 Finish International Ltd

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General Information

Agent:

Agents Details Obscured

Review Date Information:

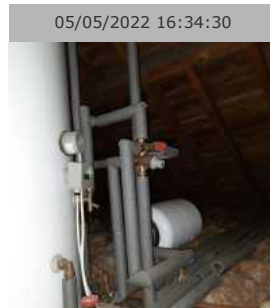
The assessment is complete and should be reviewed regularly and specifically when there is reason to suspect it is no longer valid. Reviews should be conducted no later than 2 years after date of initial assessment and or review; as and when the tenancy changes or as per Review of Risk Assessments disclaimer guidance. You should ensure that the recommendations in the report are implemented, and any existing controls maintained.

Overview

| | |
|---|---|
| OVERALL RISK ASSESSMENT: | LOW |
| 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 | Mains to cold water and hot water calorifier. |
| Describe type of hot water system e.g. mains feed via combi boiler or from storage tank | Mains feed via calorifier. |
| Are all materials/fittings used suitable for the application? | Yes |
| Is the distribution pipework copper/stainless steel/plastic or other? Please specify. | Copper |
| Is the distribution pipework insulated? | Yes |
| Do cold pipes run above hot? | No |
| Is there any discolouration of water seen? | No |
| Are there any signs of nutrients: (scale, rust, sludge, biofilm)? | No |
| Are there any visible dead ends or dead legs in the hot or cold-water systems? | No |
| Does the system have potential to produce spray or aerosols? | Yes |
| Is the property occupied? | No |
| Type of occupation? | Domestic |

Additional comments, if any.

Photos



Risk Categories | Water Outlets

RISK ASSESSMENT: LOW

Is the cold-water temperature at the Sentinel Nearest outlet 20°C or less within 2 minutes of continual running? Yes

Specify temperature in degrees C 15.9

Is the cold-water temperature at the Sentinel Furthest outlet 20°C or less within 2 minutes of continual running? Yes

Specify temperature in degrees C 16.3

Is the hot-water temperature at the Sentinel Nearest outlet 50°C or more within 1 minutes of continual running? Yes

Specify temperature in degrees C 55.1

Is the hot-water temperature at the Sentinel Furthest outlet 50°C or more within 1 minutes of continual running? Yes

Specify temperature in degrees C 53.5

Are there any visible signs of nutrient build up on any of the outlets: (e.g., scale, corrosion, algae)? No

Are there any visible defects? No

Additional comments, if any.

Photos



Risk Categories | Hot Water

RISK ASSESSMENT: LOW

Is there a boiler? Yes

State make and type. Ideal. Independent system s30

Is there a hot water tank? Yes

Is the hot water tank insulated? Yes

Describe insulation. Manufacturers sleeve.

Is the thermostat set to 60°C? Yes

Specify temperature in degrees C 60

Additional comments, if any

Photos



Risk Categories | Little Used Outlets

| | |
|--|----------------------------------|
| RISK ASSESSMENT: | LOW |
| Are there any outlets used less than once per week? | Yes |
| If yes, identify outlet and location: | Outside tap. Grey water butt. |
| Are these outlets clean and free of nutrients? | Yes |
| Are there any visible defects? | No |
| Additional comments, if any. | Hose pipe not attached. |

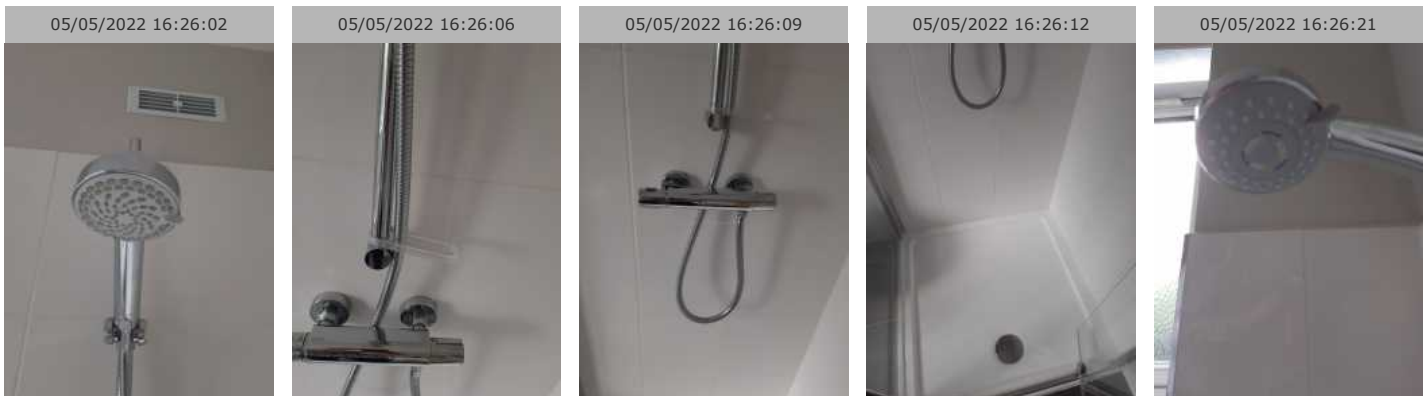
Photos



Risk Categories | Showers

| | |
|--|---|
| RISK ASSESSMENT: | LOW |
| Are there any showers in the property? | Yes |
| If yes, how many? State location(s) | 2 in bathroom. |
| Specify types of showers. | 1 x mixer shower 1 x outlet from mixer tap |
| If a mixer shower is fitted are the inlet temperatures correct? | Yes |
| Is the shower hose retaining clip(s) present and attached to the hose? | Yes |
| Do the shower/spa heads and related components appear clean and free from nutrients: e.g., scale, corrosion, algae? | Yes |
| Can the shower head reach any contaminated areas? | No |
| Are there any visible defects to the components? | No |
| Additional comments, if any. | Both shower heads and hoses appear new. |
| Are there any Hot Tubs/ Spa Baths in the property? | N/A |
| If yes, how many? State location. | |
| Specify type. | |
| Do they appear clean and free from nutrients: e.g, scale, corrosion, algae? | N/A |
| Additional comments, if any. | |

Photos



05/05/2022 16:26:24



Risk Categories | Unoccupied Properties

RISK ASSESSMENT:

Is the property left un-occupied for periods of time? N/A

Additional comments, if any.

Advice for Tenants

Has written advice been given to tenants as to the risks of Legionnaires' Disease and their responsibility to minimise risk? Yes

Legionella Risk Assessment Levels | Guidance

Risk Level

Risk Level - High: Serious Risk.

Risk Level - Medium: Substantial Risk

Risk Level - Low to Medium: Slight Risk

Risk Level - Low: No Risk

Control Actions | Guidance

LRA Control Actions Guidance

PL1 - Priority Level 1: Risk to Health and Safety is rated as "immediate" and/or represents a serious contravention of health, safety, and welfare legislation.

Conduct and complete required control actions immediately.

PL2 - Priority Level 2: Risk to Health and Safety is rated as "substantial" and/or represents a potentially serious contravention of health, safety, and welfare legislation.

Conduct and complete required control actions within 1 month of the risk assessment date.

PL3 - Priority Level 3: Risk to Health and Safety is rated as "moderate" and/or represents a potential contravention of health, safety, and welfare legislation.

Conduct and complete required control actions within 3 months of the risk assessment date.

PL4 - Priority Level 4: Risk to Health and Safety is rated as "tolerable" and may or may not represent a potential contravention of health, safety, and welfare legislation.

Conduct and complete required control actions within 12 months of the risk assessment date.

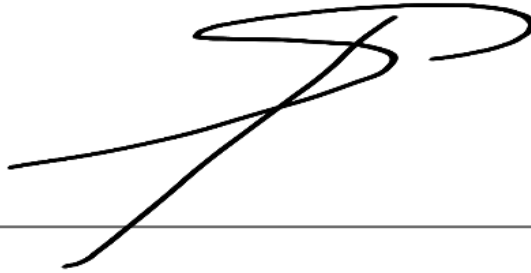
Declaration

Declaration:

This Legionella Risk Assessment has been carried out by a trained Start 2 Finish Property Services Inspector who has passed their assessment of competence. The control guidance given in this report is based on the quality of the water services at the property, the condition of the tanks and plumbing, the temperatures of the water and any other factors that could raise the risk level.

Assessor Signature

Signed by John Treby.

A handwritten signature in black ink, appearing to be 'John Treby', is written over a horizontal line. The signature is stylized with a large, looped initial 'J' and a long, sweeping tail.

Please Note:

The assessment is complete and should be reviewed regularly (at least once a year) 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.