

Reference No.

LEGIONELLA RISK ASSESSMENT FOR HOT AND COLD WATER SERVICES

Tenant, Property and System Details

Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?

Yes No

Describe cold water system e.g. Mains feed from storage tank or both

Describe type of hot water system e.g. Mains feed via combi boiler or from storage

Water outlet temperature

If No ✓ Recommendations

Is cold water temperature at outlets below 20°C?

Yes No

Is the hot water temperature above 48°C at outlets?

Yes No

Cold Water System

Identified Risk/Defect:

Recommendation

Is there a cold water tank present?

Yes No

If above question is answered "NO" move onto hot water section

Yes No

Is the tank accessible?

Yes No

Is the tank located in a cool place & protected from extremes of temperature?

Yes No

Is the tank insulated?

Yes No

Is the tank fitted with a cover and insect screen(s) on any open pipework?

Yes No

Is the water in the tank clean and free from rust, debris, scale and organic matter?

Yes No

Is the temperature of the water in the tank below 20°C?

Yes No

Are low use outlets installed upstream of higher use outlets?

Yes No

Hot Water System

Details of Property:

Address:

Postcode:

Details of Landlord:

Address:

Postcode:

Phone:

Email:

Is the hot water heated to a temperature of 60°C?

Yes No

Are the hot water distribution pipes adequately insulated?

Yes No

Is a colorifier fitted?

Yes No

If a colorifier fitted, does it have the following?

Yes No

- A drain valve?

Yes No

- A temperature gauge on the inlet and outlet?

Yes No

- An access panel?

Yes No

If more than one colorifier used, are they connected in parallel?

Yes No

Additional areas of risk	Advice	Action		Recommendation
Showers/Mixing Valves	Are showers/mixing valves correctly installed & maintained in good condition (e.g. periodically disinfected & descaled)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Dead legs and redundant pipework in the property	Any dead legs in pipework should be removed or the system altered so that water flows through all pipework regularly	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Properties left unoccupied for extended periods	Recommend flushing systems on at least a weekly basis	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Assessor: J C Beachey

Date: