



## Legionella Risk Assessment

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L&S



Residential

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# LANDLORD GUIDANCE AND DISCLAIMER

The law is clear, according to the Health & Safety Executive (HSE), that if a landlord rents out a property (or even a room within a landlord's own home), they have a legal responsibility to ensure the Health & Safety of tenants and their visitors, by maintaining the property as safe and free from health hazards, including the risk of Legionnaires' disease.

Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella bacteria. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow. Where conditions are favourable (i.e. suitable growth temperature range; water droplets (aerosols) produced and dispersed; water stored and/or recirculated; some 'food' for the organism to grow such as rust, sludge, scale, biofilm etc) then the bacteria may multiply, thus increasing the risk of exposure. It is a simple fact that the organism will colonise both large and small systems so both require risks to be managed effectively.

This basic assessment and guidance notes conducted by the inventory clerk will indicate whether there are any risks observed, which may warrant a more detailed assessment, and possibly further action needed to ensure the property meets the required Health & Safety standards, as dictated by HSE legislation.

The inventory clerk is NOT an expert in Legionnaires' disease assessment and water quality testing, and therefore WILL NOT issue advice or be held accountable with regard to the subject of Legionnaires' disease, or any landlord responsibilities, or required actions as a result of the inventory clerks' observations.

However, the inventory clerk will complete what's called a 'competent person' assessment with the following observations and accompanying notes for information only. These observations must not be assumed as a guarantee that an assessed property is void of risks. The landlord will always be responsible, along with the tenant, for residents and visitors Health & Safety.

The assessment is divided into separate sections, each noting the inventory clerks' observations with regards to 'as seen' elements of a property, which may, or may not, pose a risk to the Health & Safety of tenants or their visitors. If any element observed does not appear to meet safe standards as laid out within the legislation, the inventory clerk may indicate as so.

The inventory clerk will note - as close to accurate as can be seen - what water systems are evident within the property; what water temperatures are measured; whether there is observable evidence of any dirt, scaling, sludge or other nutrients which can promote Legionella bacterial growth; and what possible follow up action may be needed.

At the end of the report will be seen accompanying photographs relating to the 'as seen' water storage units and outlets, and where possible, showing the quality of each item as well as their cleanliness and temperature measurement if needed.

# COLD WATER SYSTEM

The inventory clerk will record whether a cold water mains supply has been located and indicate where it is sited, they will indicate if there is cold water storage seen, as well as the number of cold water outlets (including toilets and TMVs) and the temperature measured and noted of the nearest and furthest tap from the supply.

The inventory clerk will also note the clarity of the water after running nearest and furthest taps for 2 minutes, and where the inventory clerk has sight of a water tank or storage, will indicate whether it is sufficiently sealed to protect from outside contamination, as well as whether dirt, scale, sludge or slime has been seen within.

	Yes / No	Locations
<b>Cold water mains seen</b>	Yes	Kitchen sink
<b>Cold water storage seen</b>	Not applicable	Not applicable
<b>Cold water outlet clarity</b>	<b>Clear/unclear:</b>	Clear

The temperature of the cold water must be at no more than 20C°, having run the water for nearest and furthest tap from the supply and for at least 2 minutes in order that the water to be safe from bacterial growth. If the temperature is indicated as higher than 20C°, the landlord is advised to ensure that remedial action be taken to have cold water consistently below 20C°.

	Temp C°	Notes
<b>Nearest to mains supply</b>	16.2	Nothing at this point
<b>Furthest from mains supply</b>	16.6	Nothing at this point



Image 0: Cold Water System



Image 1: Cold Water System



Image 2: Cold Water System

# HOT WATER SYSTEM

The inventory clerk will record whether the hot water supply has been located and indicate where it is sited, they will indicate if there is a hot water storage tank as well as the number of hot water outlets (including TMV's and shower mixer taps), as well as the temperature measured and noted of the nearest and furthest from the hot water tank or boiler.

	Yes / No	Location	Type
Hot water boiler seen	Yes	Hallway cupboard	Immersion
Hot water storage seen	Yes	Hallway cupboard	Insulated cylinder
Number water outlets	3	Bathroom / shower	
Hot water outlet clarity	Clear/unclear:	Clear	

The temperature of the hot water must be at least 60C° from the nearest outlet to the boiler or tank, having run the water for at least 1 minute, and at least 50C° from water at the furthest outlet, or if a calorifier, at the last outlet before re-entering the boiler. If any water temperature is indicated as between 20C° and 50C°, the landlord is advised to ensure that remedial action be taken to have water be safe.

	Temp.C°	Notes
Nearest to boiler or tank	56.9	Nothing at this point
Furthest from boiler or tank	54.7	Nothing at this point



Image 3: Hot Water System



Image 4: Hot Water System



Image 5: Hot Water System

# SHOWERS

Showers and shower heads, as well as any combination shower and Jacuzzi jets, must be clean and free of dirt or scale in order to limit the risk of bacterial growth. The inventory clerk will indicate, within this form, in addition to photos the state of such outlets, including whether dirty or covered with limescale or contamination. If possible contamination is assumed, the landlord is advised to ensure that remedial action be taken to have such outlets be safe. Please note, inventory clerks may not operate showers or Jacuzzi jets.

Number	Location	Notes
1	Bathroom	Nothing at this point



Image 7: Showers



## THERMOSTATIC MIXING VALVES (TMVs)

Thermostatic mixing valves (TMVs, including shower or other mixer taps) must be able to be measured at least at 50C° on high having run them for at least 1 minute. The landlord is advised to ensure that remedial action be taken if the temperature is measured at less.

Number	Location	Temp.C°	Notes
0	Not applicable	Not applicable	Not applicable

## DEADLEGS AND HOSES

Deadlegs are regarded as sections of piping that have been isolated and no longer maintain a flow of liquid, it is in such redundant pipework that stagnant water can collect, and providing the water temperature is optimal for bacterial growth, a risk of Legionella contamination is likely. Along with deadlegs are little used hose pipes or other water collection points, which can become a risk, especially if kinked or allowed to collect water which in turn can stagnate.

Number	Location	Notes
1	Bathroom	Nothing at this point



Image 6: Deadlegs and Hoses

## OUTSIDE PROPERTY

If any part of a rented property extends beyond the living accommodation, such as gardens, garages, outhouses, swimming pools etc., then water features such as ponds, fountains, hot water tubs, outside taps with hoses - especially hoses kinked or with sprinklers - will be recorded as possible risks to the health and safety of tenants and visitors, although they may not have temperature measurements taken, they will be photographed. The landlord is advised to ensure that remedial action be taken to have such outlets be safe if concerns are recorded by the inventory clerk.

Number	Location	Risk Y/N	Notes
0	Not applicable	No	Nothing at this point

## WATER DROPLET DISPERSAL

As Legionnaires' disease is most easily caught by way of inhaling contaminated fine water droplets, it is important that reference is made to whether such water or fluids can be dispersed over a wide area, e.g. showers, fountains and any aerosol type distribution such as from cooling towers.

	Yes/No/Unknown	Notes
Is any risk observed?	No	Nothing at this point

## AT RISK OCCUPANTS

Legionnaires' disease is "opportunistic" and usually attacks individuals with underlying illnesses or conditions. At risk individuals include those with respiratory disease, diabetes, cancer, weakened immune systems, as well as dialysis patients, organ transplant patients, the elderly, and heavy smokers or drinkers.

	Yes/No/Unknown	Notes
Any 'at risk' occupants?	No	Nothing at this point

## Additional Notes

Nothing at this point

Has the tenant legionella leaflet been left within the property? No

Assessor Name	Date	Time
Lewis Pryke	01.11.2021	10.00 am