

**Property Summary & Management Frame Work**

Property Address	London
Occupation Times	13:30
Occupancy Duration	Residential
Occupancy Numbers	Unoccupied
Property Description	2 Bed Flat
Main Supply to Property	Yes
Is there any tenant or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?	Unknown
Describe type of Cold Water System	Main Feed
Describe type of Hot Water System	Cylinder
Overall Risk Rating	<b>Low</b>
Responsible Person	Landlord / Agent
Advice to Tenants	Yes
Water Sampling Recommendation	No
Recommendation	During periods of unoccupancy all outlets on hot & cold water system should be flushed through at least once a week for at least 2 minutes. For longer periods consider draining the system.
Survey Date	02/12/2017
Assessor Name	Name : Smart Property Service Ltd Regus House , 39 Mark Road , HP2 7DN <a href="mailto:info@smartpropertyservice.co.uk">info@smartpropertyservice.co.uk</a> 01442-939006
<b>Guidance suggests that this report should be reviewed every two years. If stored water is present, these aspects in the property should be reviewed annually.</b>	
Suggested Date for Review	01/12/2018



## **GUIDANCE ON LEGIONNAIRES' DISEASE**

Landlords of residential accommodation have responsibilities for combating Legionnaires' Disease. Health and safety legislation requires that rented properties are subject to a regular risk assessments for the Legionella bacteria which causes Legionnaires' Disease, and thereafter maintain control measures to minimise the risk.

### **What is Legionnaires' Disease?**

Legionnaires' Disease is a pneumonia like illness caused by the Legionella bacteria and can be fatal. The infection is caused by breathing in small droplets of water contaminated by the bacteria. The disease cannot be passed from one person to another.

Legionella bacteria are found in the natural environment and may contaminate and grow in water systems, including domestic hot and cold water systems. They survive low temperatures and thrive at temperatures between 20 - 45°C if the conditions are right. They are killed by high temperatures at 60°C or above.

### **How do I carry out a Legionella risk assessment?**

The purpose of carrying out a risk assessment is to identify and assess any risks in your water system. The responsible person should understand your water systems and any associated equipment, in order to conclude whether the system is likely to create a risk from exposure to legionella, and should be able to identify whether:

- water is stored or re-circulated as part of your system
- the water temperature in some or all parts of the system is between 20-50 °C
- there are sources of nutrients such as rust, sludge, scale and organic matters
- conditions are present to encourage bacteria to multiply
- it is possible for water droplets to be produced and, if so, whether they could be dispersed over a wide area, e.g. showers and aerosols from cooling towers
- it is likely that any of your employees, residents, visitors etc. are more susceptible to infection due to age, illness, a weakened immune system etc. and whether they could be exposed to any contaminated water droplets.

### **Your risk assessment should include:**

- management responsibilities, including the name of competent person and a description of your system;
- potential sources of risk;
- any controls in place to control risks;
- monitoring, inspection and maintenance procedures;
- records of the monitoring results, inspections and checks carried out;
- arrangements to review the risk assessment regularly.

If you conclude that there is no reasonably foreseeable risk or the risks are low and are being properly managed to comply with the law, your assessment is complete. You may not need to take any further action at this stage, but any existing controls must be maintained and the assessment reviewed regularly in case anything changes in your system.

Before considering carrying out a risk assessment you should familiarise yourself in particular with the following HSE publications: -

Legionnaires disease: A brief guide for duty holders - <http://www.hse.gov.uk/pubns/indg458.pdf>

Legionnaires disease: Part 2: The control of legionella bacteria in hot and cold water systems - <http://www.hse.gov.uk/pubns/priced/hsg274part2.pdf>

**Tenant Guidelines**

Landlords should inform tenants of the potential risk of exposure to Legionnaire s disease within domestic properties and its consequences. They should advise on any actions arising from the findings of the risk assessment, where appropriate.

Tenants should be advised in particular that they should:

- Inform the landlord/letting agent if they believe the hot water temperature is below 50°C or the hot water tank/boiler is defective in any way.
- Not adjust the temperature of the hot water.
- Advise landlord/letting agent if they believe the cold water temperature is above 20°C flush through little used outlets for 2 minutes at least once a week.
- Clean, disinfect and descale shower heads at least once every 6 months
- Notify the landlord/letting agent if they notice any debris or discolouration in the hot or cold water

**Hot Water Heater**

Asset Prefix	HWH
Assets ID	1
Location	Airing cupboard
Safe Access Available	Yes
Make / Model	Range Tribune HE Unvented Cylinder
Unit status at the time of inspection	Online
Is there a turnover of stored hot water within 24 hours	Yes
Deadlegs and Redundant Pipework	No
Risk Rating	<b>Low</b>
Hot Water Temperature ° C	70.6
Recommendation	Temperature setting on the cylinder must be heated & distributed above 50 & below 60 Degree C. The temperature setting on the hot water tank should be set and maintained at 60 Degrees C. If temperatures are too low/high adjustment to be made to the system such as lagging of pipework or adjustment of temperature setting for hot water.



**Cold Water Storage Tank**

Asset Prefix	CWST
Assets ID	1
Cold Water Storage Tank Present	No

**Hot & Cold Distribution System Outlet**

Asset Prefix	HCWDS					
Assets ID	1	2	3			
Outlet Location	Kitchen	Bathroom	En-Suite			
Hot Water Temperature ° C	50.3	67.2	66.6			
Cold Water Temperature ° C	14.4	13.8	13.3			
Low Use Outlet (LUO)	No	No	No			
High Pressure Tap Outlet	No	No	No			
Thermostatic Mixing Tap (TMT)	Yes	Yes	Yes			
Scale Present on the Outlet	No	No	No			
Risk Rating	<b>Low</b>					
Recommendation	<p>Lime scale including non WRAS approved materials, may provide a nutrient rich harbour for microbiological growth protecting Legionella bacteria from unfavourable temperatures and its periphery becoming contaminated.</p> <p>Clean &amp; Sanitise kitchen &amp; bathroom outlets quarterly to reduce lime scale risk.</p> <p>Water must flow from cold outlets at below 20 Degree C and hot water above 50 Degree C to minimise legionella risk.</p> <p>Any little used outlets should be flushed through weekly by running water through the outlets for at least two minutes.</p>					



**Shower**

Asset Prefix	SH		
Assets ID	1		
Location	Bathroom	En-suite	
Hot Water Temperature ° C	67.2	66.6	
Cold Water Temperature ° C	13.8	13.3	
Shower Type	Mixer	Mixer	
Shower Head Condition	Clean	Clean	
Hot / Cold Supply from Stored Water	Yes	Yes	
Is Shower Head Fixed	No	No	



Shower Hose Condition	Good	Good	
Shower Head make contact with a contamination zone	No	No	
Shower Usage	Unknown	Unknown	
Risk Rating	<b>Low</b>		
Recommendation	<p>Cold water must flow from outlets at below 20 degrees C and hot water above 50 degrees C to minimise risk.          Shower should be run least once a week.          Dismantle, calean and desacale showerhead.          Avoid build up contamination on or in showerheads and associated hose.          All shower heads should be cleaned, disinfected and de-scaled at least once every three months or as determined by the risk assessment.          Aerosol production should be minimised during this process.</p>		



**Declarations and Signatures**

It is hereby understood and agreed that the company shall not be liable in respect of any claim or cost or expenses arising out of any neglect, error or omission occurring or committed prior to the assessment date stated above in respect of Legionella Risk Assessments.

It is the responsibility of the landlord to act on any recommendations made within this Risk Assessment and we will not accept any liability for the failure of any landlord to carry out any recommendations made.

Our responsibility for this report is only to identify any potential risk exposures to Legionella which the landlord must then refer to a specialist for water sampling with additional cost in order to investigate this and carry out the appropriate testing to identify if Legionella is present, together with solutions to prevent or eliminate this.

**Signature:**

**Date: 02/12/2017**