

# Legionella Risk Assessment for rented residential property

## Details of site

Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Postcode \_\_\_\_\_

## Details of assessor

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Postcode \_\_\_\_\_  
 Phone \_\_\_\_\_

## Occupants and system

Are any of the occupants susceptible to Legionella due to age, health or lifestyle? Yes  No

Type of cold water system e.g. mains feed, water tank or both.  
 \_\_\_\_\_

Type of hot water system e.g. mains feed via combi boiler or from tank.  
 \_\_\_\_\_

## Water outlet temperature

Is the cold water temperature below 20°C? Yes  No   
 If no, plan of action is:  
 \_\_\_\_\_

Is the hot water temperature above 50°C? Yes  No   
 If no, plan of action is:  
 \_\_\_\_\_

## Cold water system

Is there a cold water tank? Yes  No   
 If No continue to Hot Water System

Is it Accessible? Yes  No   
 Is it located in a cool place? Yes  No   
 Is it protected from extremes of temperature? Yes  No   
 Is it insulated? Yes  No   
 Is it covered and are openings screened? Yes  No   
 Is it clean and free from debris, scale and rust? Yes  No   
 Is the temperature of the tank below 20°C? Yes  No

## Further considerations

Are there any dead legs or other places that water can sit for extended periods, during normal usage? Yes  No   
 If yes, plan of action is:  
 \_\_\_\_\_

Are any low use outlets situated upstream of higher use outlets? Yes  No   
 If yes, plan of action is:  
 \_\_\_\_\_

Is there any indication that scale has started to form on any for the shower heads or faucets? Yes  No   
 If yes, plan of action is:  
 \_\_\_\_\_

Has the property been left unoccupied for an extended period? Yes  No   
 If yes, plan of action is:  
 \_\_\_\_\_

## Hot water system

Does the water get heated to 60°C or more? Yes  No   
 Are the hot water pipes adequately insulated? Yes  No   
 Is a calorifier installed? Yes  No   
 If Yes does it have the following

A drain valve? Yes  No   
 An access panel? Yes  No   
 A temperature gauge on both inlet and outlet? Yes  No   
 If more than one is installed, are they in parallel? Yes  No

### Summary and plan of action

  
  
  
  
  
  
  
  
  
  

Please note: Landlords can carry out Legionella risk assessments themselves if the property is a single dwelling or a flat with its own water supply and they are competent to do so. The assessor should understand different types of water systems, the factors which increase the risk of an outbreak of Legionella bacteria in a domestic setting, and measures that can be deployed to reduce risk. This form is intended to be a frame work for such an assessment, but it should not be considered exhaustive.

Date of assessment

Next assessment due