St Endellion Legionella Risk Assessment Process

Risk Assessment Review

To be completed at least once every two years

The assessor should understand the water systems and any associated equipment in the building, in order to conclude whether the system is likely to create a risk from exposure to Legionella. It is important to identify whether:

- water is stored or re-circulated as part of the system (areas of risk include water tanks, dead legs, and/or long runs of pipe work containing warm water)
- the water temperature in some or all parts of the system is between 20° – 45°C (hot water should be stored in any tanks at 60°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, e.g. hand-washing units
- there are parts of the system that are used infrequently
- it is likely that any of the users are more susceptible to infection due to age, health or lifestyle and whether they could be exposed to any contaminated water droplets

Reviewing the risk assessment

If the risk assessment concludes there is no reasonably foreseeable risk or the risks are insignificant and are managed properly to comply with the law, the assessment is complete. Although no further action may be required at this stage, existing controls must be maintained. The assessment of risk is an ongoing process and not merely a paper exercise. The assessment should be reviewed regularly and specifically when there is reason to suspect it is no longer valid

Legionnaires Disease Risk Assessment

Address	
Date of assessment	
Assessment carried out by	
Describe type of cold-water system e.g. mains feed or from storage tank	
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank.	

Risk categories

1. Water outlet temperature

Is cold water temperature at outlets below 20°C?	Yes/No	
Is the hot water temperature above 50°C at outlets?	Yes/No	

Cold water must flow from outlets at below 20°C and hot water above 50°C to minimise risk. Identify any defect/risks and related recommendations associated with water outlet temperature. If any action is required identify responsible person:

Defect/Risk	
Recommendation	
Responsible person:	

2. Cold water storage tanks

Is there one present?	Yes/No	
Location		
Does it have a tight-fitting lid?	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	
Is the tank insulated?	Yes/No	

Identify any defect/risk and related recommendations associated with cold water storage. If any action is required identify responsible person:

Defect/Risk	
Recommendation	
Responsible person:	

3. Hot water

Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60°C?	Yes/No	

Identify any defect/risk and related recommendations associated with hot water. If any action is required identify responsible person:

Defect/Risk	
Recommendation	
Responsible person:	

4. Little used outlets

Are there any water outlets that are used less than once per week?	Yes/No? If yes, identify outlet & location

Any little used outlets should be flushed through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

Identify any risks and related recommendations associated with little used outlets. If any action is required identify responsible person:

Defect/Risk	
Recommendation	
Responsible person:	

5. Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design and have little/no through flow of water (known as ‘dead legs’) can allow water to stagnate in the system. Are there any dead legs known in the system? If so, please describe.

Are there any dead legs in the property?	Yes/No?	If yes, identify location:

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis, if reasonably possible.

Identify any risks and related recommendations associated with dead legs. If any action is required identify responsible person:

Defect/Risk	
Recommendation	
Responsible person:	

Once The assessment is complete it should be reviewed regularly (at least once a year) and specifically when there is reason to suspect it is no longer valid.

Signed	Date
Print name	

If any of the following are true, please tick the box on the right. Since the original risk assessment was carried out:

- Has there been a change to the water system or the way it is used by occupants?
- Has there been a change to the use of the building where the system is installed?
- Is there new information available about risks or control measures?
- When testing the temperature of the water in the system, does hot water flow from any outlets at a temperature of below 50°C?
- When testing the temperature of water in the system, does cold water flow from any outlets at a temperature of above 20°C?
- Are users more susceptible due to their age, health or lifestyle?
- Has there been a case of Legionnaires Disease associated with the system?

Address	
Date of assessment	
Assessment carried out by	

If you have ticked in response to any of the questions above, a new risk assessment should be carried out by a competent person.

Signed	Date
Print name	