Legionella risk assessment

Under the Health and Safety at Work etc. Act 1974, COSHH and HSE's Approved Code of Practice L8. For most domestic water systems HSE says a simple assessment by the landlord is enough and routine testing is not needed.

Property

Address and postcode

Assessed by

Date / review due

The water system

- [ ] Mains cold water direct to all cold taps
- [ ] Cold water storage tank in loft (lidded and insulated?)
- [ ] Hot water cylinder (stored at 60°C or above?)
- [ ] Combi boiler (no stored hot water)
- [ ] Showers (heads descaled and disinfected quarterly?)
- [ ] Outside taps, hoses or garden showers
- [ ] Outlets rarely used (en suites, utility, second bathroom)
- [ ] Dead legs: pipework to removed appliances
- [ ] Water softener or filters

Description or sketch of the system, with temperatures measured at the cylinder and furthest tap

Who could be exposed

Guests, cleaners and anyone at higher risk (older people, smokers, people with lung conditions or weakened immunity)

Controls

- [ ] Flush every tap and shower for 2 minutes before guests arrive after a gap of more than a week
- [ ] Keep stored hot water at 60°C or above and hot taps reaching 50°C within a minute
- [ ] Keep cold water below 20°C; tank lidded and insulated
- [ ] Descale and disinfect shower heads and hoses every 3 months
- [ ] Remove or flush dead legs
- [ ] Drain and flush the system after a long closure
- [ ] Review this assessment on any plumbing change and at least every 2 years

Other controls and actions needed

Signed _____ **Date** _____

Flushing and temperature log

Date	Outlets flushed	Hot at cylinder (°C)	Cold at tap (°C)	By	Notes