

**Risk Assessment Survey**

Address of Premises

Type of Premises  
(ie private rent/HMO)

Name of Assessor

Date of Risk Assessment

**What are the possible routes of infection?**

Legionella bacteria occur naturally in the environment in locations such as rivers, lakes, and reservoirs, but man-made water systems provide ideal conditions for growth. Within a domestic dwelling the Legionella bacteria, which grows in stagnant water, may be found in:

- Hot and cold water systems
- Aerosols may be formed in showers (especially shower heads)
- Whirlpool or hydrotherapy pools
- Some humidifiers
- Nebulisers
- Sprinkler systems
- Air conditioning units

The most likely route for infection is by direct inhalation of bacteria in aerosols (airborne water droplets).

The following risk assessment has a grading system to help determine the risk of Legionella Bacteria

**Property**

Number of Tenants

Are any tenants susceptible to infection?

Yes

No

Does the property have a Cold Water Storage Cistern? Yes

No

If No please go to page 3

**Cold Water Storage Cistern**

What is the CWSCs principle function?  
(e.g. mains water storage tank)

Does the tank appear in good condition?

Yes

No

Points

0

3

Is the water temperature less than 20°C?

Yes

No

Points

0

4

Is the water clear?

Yes

No

Points

0

3

Is there good water movement within the tank?

Yes

No

Points

0

3

Total

If the sum of the above choices is:-

- Less than 3 = No risk
- 3 to 6 = Small risk
- 6 to 10 = Medium risk
- More than 10 = Tank presents a serious risk

Cold Water Storage Cistern Risk -

**Water Distribution**

Are there showers in the property? Yes  No

If yes are the shower heads disinfected regularly? Yes  No   
 Points 0 8

Are there any dead legs/redundant pipework? No  1 or 2  Many   
 Points 0 1 5

Are there any hot water taps that do not achieve more than 50°C after running for 1 minute? No  1 or 2  3+   
 Points 0 1 3

Are there any cold taps exceeding a maximum of 20°C after running for 2 minutes? None  1 or 2  3+   
 Points 0 1 3

Total

If the sum of the above choices is:-  
 Less than 2 = No Risk  
 Between 2 and 6 = Medium Risk  
 More than 6 = Severe Risk

Water Distribution Risk -

## Other Risk Systems

Spa bath or Jacuzzi

If yes, are they cleaned and disinfected between tenants?

Yes

No

Air Conditioning or Humidification Units

If yes, are they cleaned and serviced regularly?

Yes

No

Sprinkler system

If yes, are they cleaned and serviced regularly?

Yes

No

If any no boxes have been ticked above there is a risk of Legionella bacteria growing and action must be taken.

For more information on legionella please view the following link from the Health and Safety Executive  
<http://www.hse.gov.uk/pubns/books/l8.htm>

This document is provided for your assistance and guidance. It has been issued in good faith. It is intended to provide guidance on possible sources and causes of legionella infection. It is not a complete statement of all possible risks. Compliance with this document may not be sufficient to identify all risks or sources or causes of infection. It is your responsibility to identify all risks and obtain appropriate advice and take appropriate action. Stirling Council will not accept any responsibility or liability for any loss, injury or damage you or any other person may suffer or incur as a result of reliance on this document.

**Risk Assessment Log**

Service	Task	Frequency	Inspected by	Date	Action taken if applicable
Cold Water Storage Cistern	Visually inspect cold water tank and carry out any remedial works where necessary (lids sealed/lidded to prevent contamination)	Annually Or In between tenants  Whichever is more frequent			
Hot water taps	Check the temperature exceeds 50°C after running for one minute	Annually Or In between tenants  Whichever is more frequent			
Cold water taps	Check the temperature reaches a maximum of 20°C after two minutes	Annually Or In between tenants  Whichever is more frequent			
Shower heads	Dismantle, clean, disinfect and descale showerheads and hoses	Annually Or In between tenants  Whichever is more frequent			

## Shower Head - Disinfection Procedure

### METHOD

Remove and disassemble the shower heads and flexible lines from one another. De-scale the shower heads and flexible lines using a proprietary de-scaling agent for an hour or to manufacturer's instruction. Dispose of the water in an appropriate manner.

Flush through with clean water before immersing in an approved biocide (immersion in 50mg/l hypochlorite solution, 'Milton' or approved disinfectants that have an equivalent biocidal effect). Dispose of the water in an appropriate manner.

Flush and wash the shower heads and flexible lines through with clean water and replace. Add sufficient sodium thiosulphate in tablet form to the water hypochlorite solution prior to disposal. Dispose of the water in an appropriate manner.

Replace soft rubber or plastic washers, gaskets or hose linings with neoprene or other approved rubber substitutes.

### WARNING

Under no circumstances should any acidic cleaning fluids or other acid products be added to hypochlorite solution.

Such action will release toxic chlorine gas from the solution, with the potential to cause an inhalation hazard to exposed persons.