

# FORM CP13

## LEGIONELLA RISK ASSESSMENT

The purpose of this Legionella Risk Assessment is to show that sufficient care has been taken to assess the risk of legionella in the property by undertaking an inspection of the water systems and reporting the findings for the benefit of the landlord and the tenant and in accordance with the current legislation and guidance. This report is based on matters which were observed or came to the attention of the provider during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.



| DUTY HOLDER DETAILS                            | RISK ASSESSOR DETAILS                        |
|------------------------------------------------|----------------------------------------------|
| Property Owner or Duty Holder :                | Assessor Name : Olivia Weedall               |
| Property Address 21 Charlotte Street OL164TJ   | Contact Email : oliviaweedall@googlemail.com |
| Date and Time of Assessment : 23/01/2026 13:00 | Contact Number : 07534771491                 |

### RISK ASSESSMENT RESULTS

| Cold water storage tanks present   | Water tank location                      | Fitted lid present                        | Water tanks insulated          | Debris/limescale/rust/organic matter present  | Photograph taken for auditing purposes | Risk Assessment               |
|------------------------------------|------------------------------------------|-------------------------------------------|--------------------------------|-----------------------------------------------|----------------------------------------|-------------------------------|
| No                                 | N/A                                      | Not Applicable                            | Not Applicable                 | Not Applicable                                | Not Applicable                         | N/A - No water tanks          |
| Total number of cold water outlets | Temperature measured at all cold outlets | Temperature at all cold outlets below 20c | Cold water temperature reading | All cold water outlets clean and free running | Photograph taken for auditing purposes | Risk Assessment               |
| 7                                  | Yes                                      | Yes                                       | 17.1                           | Yes                                           | Yes                                    | Low Risk - No action required |
| Total number of hot water outlets  | Temperature measured at all hot outlets  | Temperature at all hot outlets above 50c  | Hot water temperature reading  | All hot water outlets clean and free running  | Photograph taken for auditing purposes | Risk Assessment               |
| 7                                  | Yes                                      | Yes                                       | 55                             | Yes                                           | Yes                                    | Low Risk - No action required |
| Total number of showers            | All shower heads clean and free flowing  | Photograph taken for auditing purposes    | Risk Assessment                | Dead legs observed in water system            | Photograph(s) taken for records.       | Risk Assessment               |
| 6                                  | Yes                                      | Yes                                       | Low Risk - No action required  | No                                            | Not Applicable                         | N/A - No dead legs            |

### NOTES, RECOMMENDATIONS AND ACTION REQUIRED

No advisories required at the time of the assessment.

|                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Legislation and Guidance:-</b><br>The Health and Safety at Work Act - 1974 Management of Health and Safety at Work Regulations<br>2002 COSHH Regulations - 2013,<br>HSE 4th Edition,<br>The Approved Code of Practice and Guidance L8 - Legionnaires' Disease - The Control of Legionella Bacteria in Water Systems" (ACoP L8) | <b>Landlord Notice :</b><br>(Information from hse.gov.uk). If a tenant were to contract Legionnaires' Disease from the water system in their home, the landlord may be liable to prosecution under HWSA, and would have to demonstrate to a court that they had fulfilled their legal duty, so it is important that they assess and control the risks.<br>LRA Register recommends that this assessment is renewed at least once every two years. |
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#### General Advisories

1. Shower heads should be cleaned and disinfected every 3 months or as required. Also, run for at least 2 minutes to clear any stagnant water after any long period of non use.
2. Dead Legs (unused pipe work connected to water system) should be removed where possible.
3. After a long period without a tenant we recommend any water tanks should be emptied, cleaned and refilled prior to new tenants moving in.
4. Spa Baths/Jacuzzis (if present) should be cleaned and disinfected on a regular basis.
5. Legionella is present in all water systems and we cannot eradicate it completely. There is always a LOW RISK of Legionella in every property. However certain water conditions/temperatures allow the Legionella to multiply and become a RISK to tenants. If your assessor has highlighted any RISK in your property we advise you take immediate action.

#### Notes to Tenant

1. If you have any medical conditions which may make you more susceptible to infection due to age, illness, a weakened immune system etc you should inform your landlord.
2. If the cold water temperature is running freely at under 20°C and hot water at over 50°C this is normal and acceptable for this assessment. The temperature setting on the boiler/hot water tank should be set at 60°C and should not be adjusted. Anything over 60°C can cause scalding.
3. It is very important that you keep all shower heads and taps clean and free running. We recommend they are cleaned and used weekly. Also note that if a shower is unused for a period of time (i.e if you are away on holiday) you should run the shower for at least 30 seconds with the shower head pointing away from you to clear any stagnant water from the flexible shower hose as there is potential for the build up of legionella if the water temperature has been between 20°C and 45°C for a period of time. Legionella is caught by breathing in tiny droplets of water. Water dispensed from shower heads creates millions of tiny droplets which can be inhaled.
4. Any external water features should be used with caution. If the property has any external hose pipes a user should not spray these directly at another person. Stagnant water could be held in a hosepipe for a period of time allowing legionella to multiply in warm weather.

Disclaimer : The assessor believes the information contained within this risk assessment report to be correct at the time of printing. The assessor does not accept responsibility for any consequences arising from the use of the information herein. LRA Register are not responsible for all assessor qualifications. The client should assure themselves of the assessors competency to produce this report.

Confidentiality Statement : In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessor will not divulge to unauthorized persons any information obtained from conducting this risk assessment unless legally obligated to do so.

#### What is Legionella

Legionnaires' disease is a form of pneumonia that primarily affects those members of the population who are at risk due to age, illness, immunosuppression, smoking, etc and it can be fatal.

Legionella can also cause less serious illnesses, which are not fatal or permanently debilitating, but which can affect all people.

Legionella pneumophila is the bacterium responsible for Legionnaires' disease and is often present in natural sources of water. When the bacteria enter manmade water systems and are provided with ideal growth conditions, e.g. temperature and nutrients, they proliferate rapidly. When these bacteria are released as an aerosol, e.g. showers, spa baths, cooling towers, taps and other water fittings, they can be inhaled and cause the disease in susceptible individuals.