


CONTRACTOR DETAILS	CLIENT DETAILS	SITE DETAILS	PROPERTY
 <p>21 Marchmont Road EPC Energy Solutions Edinburgh EH9 1HY +44 01316480748</p>	Go Construct	- Occupier 23 2F3 Stewart Terrace  Edinburgh EH11 1UW +44 01314679332	
Job no: 1027	Date: 2021-04-09	Certificate No: 109	

COLD WATER OUTLETS MAINS					
Are the cold-water outlets below 20°C? <b>NO</b>	Temp: <b>10.6 °c</b>	Measured at all outlets <b>YES</b>	No of Outlets <b>4</b>	Responsibility: - <b>Landlord</b>	Risk level <b>No Action Required</b>
Recommendations					

HOT WATER OUTLETS					
Are the hot water outlets above 50°C? <b>YES</b>	Temp: <b>32.4 °c</b>	Measured at all outlets <b>YES</b>	No of outlets <b>4</b>	Responsibility: - <b>Landlord</b>	Risk level <b>Risk Action Required</b>
Recommendations					

DEAD LEGS AND REDUNDANT PIPEWORK				
Are dead legs present in the property? <b>YES</b>			Responsibility: - <b>Landlord</b>	Risk level <b>No Action Required</b>
Recommendations				

OTHER COLD OUTLETS (bathrooms/en-suite/utility rms)					
Are the cold-water outlets below 20°C? <b>NO</b>	Temp: <b>15.1 °c</b>	Measured at all outlets <b>YES</b>	No of outlets <b>4</b>	Responsibility: - <b>Landlord</b>	Risk level <b>No Action Required</b>
Recommendations					




SHOWER HEADS			
Are the shower heads clean? <b>NO</b>	No of Shower heads <b>1</b>	Responsibility: - <b>Tenant</b>	Risk level <b>No Action required</b>
Recommendations	<b>Clean and disinfect the shower heads regularly</b>		

COLD WATER TANKS					
Cold water tank present? <b>YES</b>	Is the tank insulated? <b>NO</b>	Does it have a lid? <b>YES</b>	Is there debris or sludge in the tank? <b>NO</b>	Responsibility: - <b>Landlord</b>	Risk level <b>No action required</b>
Recommendations					

RESIDENTS	
Is there any tenant, resident or regular visitor susceptible due to age health or lifestyle to legionella? <b>UNKNOWN</b>	
Recommendations	

OUTDOOR AREAS				
Were outdoor features visible? <b>NO</b>	Measured at all outlets	Temp °c	Responsibility: - <b>Landlord</b>	Risk level <b>No Action Required</b>
Was the temperature below 20°C?				
Recommendations				

<b>NOTES</b> Immersion heater has been off and the flat empty for an extended period	<b>Assessors Name:</b> Conor Mackie	<b>Next Inspection:</b> 12/04/2023
	<b>Assessors Signature:</b> 	



**Additional Information and Advice**

Scald burns and fall injuries due to sudden temperature changes, known as thermal shock, can and do happen. Young children, the elderly and people with disabilities are more susceptible to injuries from hot water. Many domestic water scald burns happen in the home from exposure to hot water in the kitchen or bathrooms, with several of them coming from faucets (point of use).  
 The severity of these injuries is dependent on the temperature of the hot water and the time of the exposure, as shown below:

**Table 1 Estimated Time & Temperature Effect on Adult Skin**

WATER TEMPERATURE		TIME FOR A MILD	TIME FOR PERMANENT
Deg. F	Deg. C	First degree burn Normal Hot Shower Pain Threshold Approx.	Second Degree Burns
110	43		
116	47	35 Minutes	45 Minutes
120	49	3 Minutes	9 Minutes
122	50	1 Minutes	5 Minutes
126	52	30 Seconds	90 Seconds
131	55	5 Seconds	25 Seconds
140	60	2 Seconds	5 Seconds
149	65	1 Seconds	2 Seconds
154	68	Instantaneous	1 Seconds

**UNOCCUPIED PREMISES**

Properties left unoccupied for extended periods of time including little used bathrooms on suites etc.

**Recommendation** flushing systems on a weekly basis and prior to any new tenants moving in.



A 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 system and report the findings for the benefit of the landlord and tenant in accordance with the current legislation and guidance.

The current legislation and guidance is: The Health and Safety and Work Act 1974 Management of Health and Safety at Works Regulations 1999 COSHH Regulations 1999 THE Approved Code of Practice and Guidance L8 Legionnaires Disease. The Control of Legionella Bacteria in Water Systems ACoP L8

**The report is based on observations of the assessor at the time of the assessment and should not be relied on as an exhaustive record of all possible risk or hazards that may exist or potential improvements that can be made.**

Legionella bacteria are very common in the environment and will get into any water system. They feed on the dirt, organic matter and old materials in water systems. The bacteria can multiply in water between 20 and 45 degrees centigrade.

Everyone is susceptible to infection. However, some are at higher risk than others, including:

- people over 45 years of age
- smokers and heavy drinkers
- people suffering from chronic respiratory or kidney disease.
- anyone with an impaired immune system.
- 10 to 40% of the people infected will die from the infection.

There are more than 300 confirmed cases a year, but true incidence is estimated to be 3500 – 5000 cases. Between 2000 and 2005 there have been 165 confirmed cases in the South West. 22 of these were fatal. 13 were shown to have come from spa pools or hot and cold-water systems.

## General notes

1. Shower heads should be cleaned and disinfected every 3 months or as required. If the shower has been unused for a period of time it should be run for at least 2mins to clear any stagnant water.
2. Dead legs should be removed where possible.
3. If the property has been vacant for a long period it would be recommended to clean and disinfect the coldwater tank prior to new tenants moving in
4. Spa baths, Jacuzzis should be cleaned and disinfected on a regular basis.
5. Tenants if you have any medical conditions which could make you more susceptible to infection you should inform your landlord.
6. External water features should be used with care hose pipes should not be spray directly at others legionella can multiply in the stagnant water within the hose during warm weather.
7. Legionella is present in all water systems and it cannot be eradicated completely. Therefore, there is always a low-risk present.
8. If your assessor has identified any risk within your property, we advise that you take immediate action.

## Educating tenants


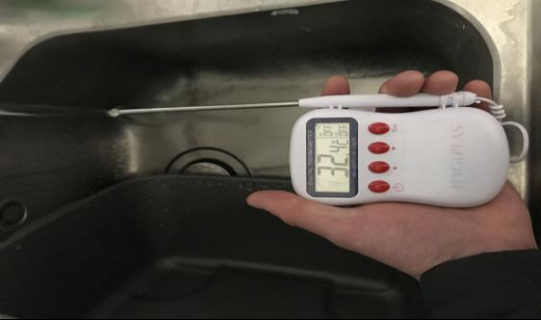







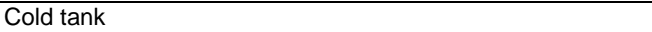

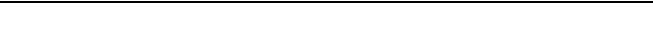
1. Landlords should inform tenants of the potential risk of exposure to Legionnaire's disease within domestic properties and its consequences.
2. They should advise on any actions arising from the findings of the risk assessment, where appropriate.

## Tenants should be advised in particular that they should:

1. Inform the landlord/letting agent if they believe the hot water temperature is below 50°C or the hot water tank/boiler is defective in any way.
2. Not adjust the temperature of the hot water themselves
3. Advise landlord/letting agent if they believe the coldwater temperature is above 20°C.
4. Flush through little used outlets for 2 minutes at least once a week



Photo section

<p>Cold mains water temp</p> 	<p>Hot water temp</p> 	<p>Dead leg photo 1</p> 
<p>Other cold outlets</p> 	<p>Shower 1</p> 	<p>Dead leg photo 2</p> 
<p>Shower 2</p> 	<p>Cold water tank (if present)</p> 	<p>Cold tank</p> 
<p>Cold tank</p> 	<p>Exterior features</p> 	<p></p> 

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