Legionella risk assessment for a rented home

Fill this in at the property, with a digital thermometer that has a probe. **Write the reading, not a tick.** HSE asks for the risk to be assessed by someone competent, and for anything found to be dealt with. There is no official form; this one has room for the nine things an assessment needs.

1 The property and the people

Address	
Date of the assessment	
Assessed by (name)	
Who is responsible for the water system	Landlord ☐ Agent (if the management contract says so) ☐
Who lives there	
Anyone more at risk? HSE lists people over 45, smokers, and anyone with a lung condition or a weakened immune system	Yes ☐ No ☐ Notes:

2 How the water comes in and where it is stored

Mains supply: where is the stopcock?	
Cold water tank?	Yes ☐ No ☐ Where:
If there is a tank: close-fitting lid?	Yes ☐ No ☐
Insulated?	Yes ☐ No ☐
What the water looks like	
Roughly how big	
Anything else that holds water (softener, filter, header tank)	

3 How the water is heated

Type	Combi boiler ☐ Cylinder ☐ Immersion heater ☐ Other ☐
If water is stored hot: temperature of the stored water (°C)	
Thermostat setting (°C)	

Stored hot water should reach **60 °C**.

4 A temperature at every outlet

Every tap and shower, hot and cold, with the probe in the water.

Outlet (room and tap or shower)	Hot °C after 1 minute	Cold °C after 2 minutes	Used at least weekly?	Notes

Hot should reach **50 °C within a minute** of running. Cold should be **below 20 °C within two minutes**.

5 The things bacteria like

Legionella grows between 20 °C and 45 °C. The assessment is looking for water that sits in that range.

Look for	Found?	Where, and what you saw
Outlets that are rarely used	Yes ☐ No ☐	
Dead legs, or pipework that goes nowhere	Yes ☐ No ☐	
A shower head that is scaled or never cleaned	Yes ☐ No ☐	
A tank without a lid	Yes ☐ No ☐	
Long pipe runs	Yes ☐ No ☐	
The property stands empty for periods	Yes ☐ No ☐	
Any reading between 20 °C and 45 °C	Yes ☐ No ☐	

6 Photographs

One beside each finding, so the record shows what was there on the day.

Photo number	What it shows

7 Findings, and what will be done about each

Finding	Why it matters	What will be done	Who	By when	Done (date)

8 The written scheme of control

What will be done routinely to keep the risk down.

Task	How often	Who
Flush outlets that are not in use	Weekly	
Clean and descale shower heads	Quarterly	
Keep stored hot water at 60 °C	Always	
Look at the tank	When the assessment is reviewed	

What the tenant is told	
Do not turn the cylinder down	Told ☐ Date:
Clean the shower head	Told ☐ Date:
Report hot water that is not heating properly	Told ☐ Date:

9 When it will be reviewed

In England and Wales there is no fixed legal interval; in Scotland, statutory guidance says at least every two years. Review when the water system, its use or the occupants change, and periodically otherwise.

Next review date	
Signed	
Name and date	

Rather be asked the questions? DwellFlow asks them on your phone at the property, checks the readings, and writes the assessment, a sheet for your tenant and the written scheme of control. Start free at **dwellflow.co.uk**