



Supporting self-catering in Scotland

## Legionella Risk Assessment

### Legionella Risk Assessment For Burnbrae Holiday cottages

<b>Address of property assessed:</b>	Mungo's Well Cottage Begrum Cottage, Thairn Cottage
<b>Name and position of person undertaking the assessment:</b>	Yvette Lewis
<b>Date of assessment:</b>	9 <sup>th</sup> March 2023

<b>Use of property:</b>	FHL holiday cottage
<b>Are any guests particularly susceptible to Legionella due to age, health or lifestyle?</b>	Some are elderly
<b>Describe type of cold-water system eg mains feed or from storage tank</b>	Mains feed
<b>Describe type of hot water system eg mains feed via combi boiler or from storage tank</b>	Pressurised hot water tank

#### Water outlet temperature

<b>Is cold water temperature at outlets below 20°C?</b>	Yes
<b>Is the hot water temperature above 50°C at outlets?</b>	Yes

#### Cold water storage tanks

<b>Is there a cold-water storage tank present?</b>	No tank
<b>Location</b>	
<b>Does it have a tight-fitting lid?</b>	Y/N
<b>Is the water in the tank clean and free from rust, debris, scale and organic matter?</b>	Y/N
<b>Is the temperature of the water in the tank below 20°C?</b>	Y/N
<b>Is the tank insulated?</b>	Y/N

### Hot water

The temperature setting on the boiler and/or hot water tank should be set and maintained at 60°C.

Note: If the temperature is set above 60°C it can cause scalding to users.

<b>Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60°C?</b>	Hot water in occupied cottages is heated up to 60 twice a day.
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### Little used outlets

Any little used outlets should be flushed through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

<b>Are there any water outlets that are used less than once per week?</b>	<b>No unless cottage is empty</b>
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### Shower heads

All shower heads should be cleaned, disinfected and descaled at least once every 6 months. Aerosol production should be minimised during this process.

<b>Are there showers in the property?</b>	<b>Yes in each bathroom. Heads cleaned 6 monthly</b>
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### Little used outlets

Any little used outlets should be flushed through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

<b>Are there any water outlets that are used less than once per week?</b>	<b>No If yes, identify outlet and location</b>
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### Dead legs and redundant pipework

Sections of pipework which are redundant or owing to the system design and have little/no through flow of water (known as “dead legs”) can allow water to stagnate in the system.

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis.

Are there any dead legs known in the system? If so, please describe.

### Unoccupied properties

During periods of inoccupancy all outlets on hot and cold systems should be flushed through at least once a week for at least 2 minutes. For long periods consider draining the system. Make sure that the system is flushed through when it is re-occupied by running all outlets for at least 2 minutes. Aerosol production should be minimised during this process.

<b>Is the property left unoccupied for periods of time ?</b>	<b>Yes depending upon cottage bookings. After the cottage has been unoccupied for 8 nights or more hot water is run through the shower head for at least 2 minutes . This is done after the boiler has heated up the hot water for an hour.</b>
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## Legionella Risk Assessment Review

To be completed every year.

<b>Address of property assessed:</b>	
<b>Name and position of person undertaking the assessment:</b>	
<b>Date of assessment:</b>	

If any of the following statements are true, tick the box on the right.

Since the original risk assessment was carried out:

<b>Has there been a change to the water system or the way it is used by guests?</b>	
<b>Has there been a change to the use of the building where the system is installed?</b>	
<b>Is there new information available about risks or control measures?</b>	
<b>When testing the temperature of the water in the system, does hot water flow from any outlets at a temperature of below 50C?</b>	
<b>When testing the temperature of water in the system, does cold water flow from any outlets at a temperature of above 20C?</b>	
<b>Are your guests more susceptible due to their age, health or lifestyle?</b>	
<b>Has there been a case of Legionnaires Disease associated with the system?</b>	

If you have ticked in response to any of the questions above, a new risk assessment should be carried out by a competent person.

<b>Signed</b>	
<b>Print name</b>	
<b>Date</b>	