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## Legionnaires Disease Risk Assessment

10 Rosewood Avenue, Prestwick, Ayrshire KA9 1LA



**Prepared by:** David Toner  
The Rentolease Group

**Report date:** 30th August 2023

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## Legionnaires Disease Overview

### What is Legionnaires Disease?

Legionnaires disease is a type of pneumonia, which kills between 10–40% of those infected.

The illness occurs more frequently in men than women. It usually affects middle aged or elderly people and it more commonly affects smokers, people with other chest problems and those whose immune system is impaired.

### How is the disease caught?

People catch legionnaires? disease by inhaling small droplets of water suspended in the air, which contain the bacteria. Aerosols can be formed from fine droplets generated from water containing the legionella bacteria by, for example, running a tap or shower, flushing a toilet, or from bubbles arising from whirlpool baths, hydrotherapy pools, Jacuzzi?s, garden water features.. Any water system that produces tiny droplets of water has the potential to spread legionella..Legionnaires? disease does not spread from person to person

### How can one control the risk of legionnaires?

It is important to identify any places where the bacteria can grow and ensure adequate controls are put in place to reduce the risk of bacteria surviving and entering the environment on droplets. The bacteria are more likely to grow:

- In warm water between 20 – 45°C (optimum temperature 37°C)
- Where there is a source of nutrients for the bacteria e.g.slime (biofilm), rust, algae and dirt on pipe and tank surfaces
- In water heaters/calorifiers where water is stored at temperatures less than 45°C
- In pipes with little or no water flow (this includes unoccupied rooms)

## Legionnaires Disease Risks and Recommendations Help Sheet

### Water outlet temperature

#### Risk

The Legionella bacteria are dormant below 20°C and do not survive above 60°C. To grow and reproduce Legionella bacteria need:

- a water temperature of 20–45°C.
- impurities in the water that the bacteria can use for food ? such as rust, algae and limescale.

#### Recommendation:

To minimise risk of Legionella bacteria growing and reproducing:

- Cold water must flow from outlets at below 20°C after running for two minutes.
- Hot water should flow from outlets above 50°C within one minute of running the water.

### Cold water system

#### Risk

The Legionella bacteria are dormant below 20°C but multiply where temperatures are between 20–45°C and nutrients are available.

#### Recommendation:

Cold water should be stored below 20°C to prevent Legionella bacteria growth.

### Hot water system

#### Risk

The Legionella bacteria grow easily in warm water between 20–45°C and nutrients are available. They may multiply to hazardous numbers in areas where water can collect.

#### Recommendation:

Hot water should be stored above 60°C.

They do not survive above 60°C. Note that temperatures above 50°C will increase the risk of scalding injuries so it is advisable to provide warning signs and consider fitting thermostatic mixing valves.

### Showers

#### Risk

Shower heads produce a fine spray and aerosol and are an ideal source for legionella bacteria. Dirt and mould, which is a food source for bacteria, can also build up on the shower head.

Instantaneous electric showers pose less of a risk as they are generally cold water-fed and heat only small volumes of water during operation.

#### Recommendation:

Cleaning and disinfecting shower heads and hoses on a regular basis removes both the nutrients and habitat required by bacteria, thus minimising the risk of any legionella bacteria which may be present in the water from multiplying.

All shower heads and hoses should be dismantled, cleaned, descaled (if necessary) and disinfected every three months.

## Legionnaires Disease Risks and Recommendations Help Sheet continued

### Dead legs

#### Risk

A dead leg is a length of pipe leading to an outlet which has been removed or is rarely used or unused entirely. These sections of process piping therefore become isolated and no longer maintain a regular flow of water e.g. if you remove a sink and cap off the piping that once led to the appliance, this would create an area for water to stagnate.

#### Recommendation:

If these outlets are not required and if the pipework can be cutback to prevent the creation of a dead leg they should be removed.

### Unoccupied property

#### Risk

It is important that water is not allowed to stagnate within the water system and so there should be careful management of properties left vacant for extended periods (eg student accommodation left empty over the summer holidays).

#### Recommendation:

During periods of unoccupancy all outlets on hot and cold water systems should be flushed through at least once a week for at least 2 minutes.

To manage the risks during non-occupancy, consideration should be given to implementing a suitable flushing regime or other measures such as draining the system if it is to remain vacant for long periods.

### Hot tub / Whirlpool / Spa bath

#### Risk

The warm water of a spa can provide an ideal environment for legionella bacteria to thrive.

In addition to this, breathing in moist air that is infected with the bacteria can cause a person to contract the disease.

If the whirlpool bath is connected to a hot water system, in which a temperature of at least 60o Celsius is maintained as far as the whirlpool bath taps from which the bath is filled, there is no risk at all.

#### Recommendation:

Keep the spa clean and free from dirt and debris and check and clean the filters on a regular basis.

If a whirlpool bath has not been used for a while then advise that the bath is first filled with water – heated to 60o Celsius – for about five to ten minutes then drained.

## Report Summary – Risks or advisory notes

### Outlets

**Advisory note:** Evidence of limescale

**Recommendation:** Limescale on water outlets increases the risk of Legionella bacteria. Taps / Shower heads should be de-scaled regularly

### Little Used Outlets

**Advisory note:** Little used outlets identified

**Recommendation:** The tenant should be advised to flush through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

## Property Details

**Address** 10 Rosewood Avenue **Postcode** KA9 1LA

## Overview

**Is the property currently occupied?** Yes

**Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?** Yes

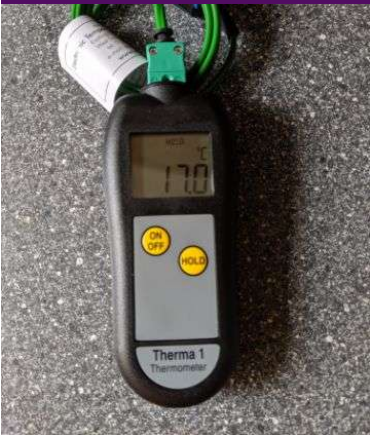
**Date system last flushed?** 09/06/2019

## Water outlet temperature

**Is cold water temperature at outlets below 20°C?**

Location	Taps / Shower heads clean?	Limescale?	Temperature (Celcius)
Kitchen tap	Yes	No	17
Bathroom tap	Yes	Yes	16.5
Outside / Garden tap			-

30-08-2023 04:50 / Cold Water Temperature / Aqrq2yok4



**Is hot water temperature above 50C at outlets?**

Location	Taps / Shower heads clean?	Limescale?	Temperature (Celcius)
Kitchen tap	Yes	No	51.7
Bathroom tap	Yes	Yes (Risk identified)	57.1

## Water outlet temperature continued

30-08-2023 04:54 / Hot Water Temperature / Un69jxplf



30-08-2023 04:52 / Hot Water Temperature / IpqIwawI8



## Water outlet risks or advisory notes

**Advisory note:** Evidence of limescale

**Recommendation:** Limescale on water outlets increases the risk of Legionella bacteria. Taps / Shower heads should be de-scaled regularly

## Cold Water System

**Type of cold water system:**

Mains fed

**Is there a cold water storage tank present?**

No

30-08-2023 04:55 / Cold Water System / Uj39clbog



## Cold water system risks or advisory notes

No risks identified during this assessment

## Hot Water System

<b>Type of hot water system:</b>	Mains fed via combi boiler	<b>Is there a hot water cylinder?</b>	No
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30-08-2023 04:55 / Hot Water System / Vyq701atI



## Hot water system risks or advisory notes

No risks identified during this assessment

## Shower Heads

<b>Showers present:</b>	Yes	<b>Location(s):</b>	Main Bathroom
<b>Are all Taps / Shower heads clean?</b>	Yes	<b>Are there visible signs of scale?</b>	No
<b>Responsible person:</b>	Tenant	<b>Responsible person notified:</b>	Yes

30-08-2023 04:56 / Shower Heads Clean / A2h4jezs7





**Showers risks or advisory notes**

**Little Used Outlets**

<b>Little Used Outlets?</b>	Yes	<b>Location(s):</b>	Garden tal
<b>Responsible person:</b>	Tenant	<b>Responsible person notified:</b>	Yes

30-08-2023 04:57 / Little Used Outlets / 9net1b7e0



**Little Used Outlets risks or advisory notes**

**Advisory note:** Little used outlets identified

**Recommendation:** The tenant should be advised to flush through weekly by running water through the outlet for at least 2 minutes. Aerosol production should be minimised during this process.

**Unoccupied Properties**

<b>Is property left unoccupied?</b>	No
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**Unoccupied properties risks or advisory notes**

No risks identified during this assessment

**Hot Tub / Whirlpool / Spa Bath**

<b>Is there a hot tub at the property?</b>	No
<b>Is there a whirlpool / spa bath at the property?</b>	No

**Hot tub / Whirlpool / Spa bath risks or advisory notes**

No risks identified during this assessment

## Conclusion

**Tenant advice given:** Yes

**Next assessment date:** 09/05/2021

### Overall comments:

Property is in good condition with all taps and showers clean

## Signatures

The assessment is complete and should be reviewed regularly (at least once a year) and specifically when there is reason to suspect it is no longer valid. You should ensure that the recommendations above are implemented and any existing controls maintained.

### Clerk Signature

**Name** David Toner

**Date** 30th August 2023