**BOOKING REF: IPS SAMPLE 04**
**REPORT DATE: 2nd September 2026**

**DEMONSTRATION COPY**



# LEGIONELLA DOMESTIC RISK ASSESSMENT

## PROPERTY ADDRESS

12 Example Mews

Cambridge

Property Type: 1 Bedroom Terraced house

## WORK DETAILS

| | |
|---|---|
| Conduct Date: | 2nd September 2026 |
| Booking Ref: | IPS SAMPLE 04 |
| Conducted By: | IPS Demonstration Clerk |
| On Behalf Of: | Sample Lettings |

## DISCLAIMER

This form is designed for standard domestic plumbing systems that are inherently low risk. This does not deal with the management processes such as what to do after a void in the property. The person conducting this visit is not a legionella/water system specialists and is acting only as a competent person conducting the risk assessment. This visit is purely for ascertaining risk levels and is not a test to find nor eradicate legionellae bacteria. The assessment is conducted visually and not mechanically. The person conducting this assessment is not a heating engineer.

## TENANT ADVICE

Legionella is a naturally occurring bacterium found in water and water systems. It can result in a range of diseases including Pontiac Fever, Lochgoilhead Fever and Legionnaires' Disease. It is rare, though not impossible, to contract these diseases through a domestic water system. However, the following simple precautions can reduce the risk.

Those most at risk are those in the following groups: older people, heavy smokers or drinkers, people with chronic respiratory or kidney disease, those with diabetes, lung or heart disease, and those with impaired immune systems.

Although common and naturally occurring, the bacteria are comparatively harmless where they exist in low concentrations. The risk increases where water is stagnant and at temperatures warm enough for bacteria to breed. Breeding occurs roughly between 20 and 45°C. The biggest risk is breathing contaminated water droplets, and for this reason, a shower is probably the most risky water source within residential properties.

The more water stored in a property, the greater the risk. The longer the water takes to be used, the greater the risk. Therefore, under average conditions, a family of six living in a four-bedroom house will have less risk than a single resident who would be using less water.

These are steps the landlord can implement, or request of the tenant, to help reduce the risk:

1. If you have been away for a week or more, run the water to clear stored hot and cold water within the system. Turning on taps in basins and baths along with flushing the toilets is the most effective way to flush the system.
2. Wash through the shower head by placing the shower head in the bath or shower tray to avoid too many water droplets in the air.
3. Hot water should be set above 45°C to help prevent bacterial breeding in the hot water tank.
4. Run water through unused outlets periodically — for example, if you have an en-suite or a cloakroom which is not used regularly, ensure you run the water through the wash basin taps and the shower periodically, along with flushing the toilet.

Carrying out these simple precautions will dramatically reduce the risk of contracting any of the diseases associated with the bacteria. Comprehensive advice is available on the Health and Safety Executive's website.

## PROPERTY TYPE

| | |
|---|---|
| PROPERTY TYPE | 1 Bedroom Terraced house |
| NOTES / ADVICE | Domestic property with a mains fed supply and no storage tank. Illustrative visit record. |
| Type of system (cold) | Mains fed |
| Type of system (hot) | Combination boiler |
| Outside Air Temperature | 17 °C |
| Date Property Last Occupied | 31 August 2026 |
| Was the system flushed? | Yes |

## PROPERTY ASSESSMENT

| | |
|---|---|
| Is the water from the mains? | **Yes** |
| Is there a cold storage water tank? | **No** |
| Location | **Not applicable** |
| Does it have an adequate fitted cover? | **Not applicable** |
| Is the tank insulated? | **Not applicable** |
| Tank inlet and outlet pipe locations | **Not applicable** |
| Does the water in the tank appear clean? | **Not applicable** |
| If visible, tank water pressure? | **Not applicable** |

**ADVICE**

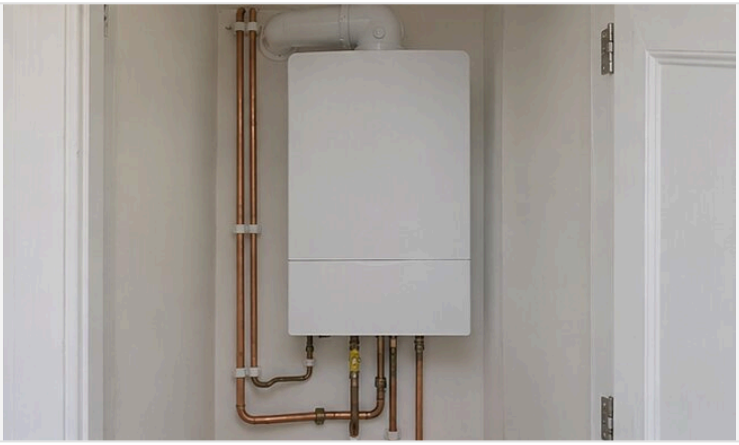
- If there is any debris in the tank the system should be drained and thoroughly cleaned.
- If debris is from corrosion the tank may have to be replaced.
- All cold water tanks should have a well fitted cover to prevent debris from entering.
- The water tank temperature should be below 20°C.

## BOILER

| | |
|---|---|
| Gas boiler? | **Yes** |
| Operational? | **Yes** |
| Combination boiler? | **Yes** |
| If visible, temperature setting? | **60 °C** |

**ADVICE**

• Review the water system settings against the applicable HSE guidance.



Combination boiler and visible pipework

## HOT WATER CYLINDER

| | |
|---|---|
| Is there a hot water cylinder? | **No** |
| Is this fed from the water tank? | **Not applicable** |
| Is it mains pressure fed? | **Not applicable** |
| Thermostat setting? | **Not applicable** |

**ADVICE**

- Review the water system settings against the applicable HSE guidance.

## WATER TEMPERATURES FROM OUTLETS

| OUTLET | COLD | HOT |
|---|---|---|
| Kitchen Sink | 14 °C | 54 °C |
| Washbasin 1 | 15 °C | 52 °C |



Kitchen mixer tap and sink



Bathroom basin and shower outlet

## WATER OUTLETS

| | |
|---|---|
| Cleanliness? | **Clean** |
| Scale in the area? | **No** |
| Dead legs? | **None seen** |
| Spa / Whirlpool / Hydrabath / Hot tub | **No** |
| Swimming Pool | **No** |

**ADVICE**

• All shower heads should be cleaned and de-scaled at least once every 3 months.

• Showers should be run at least once a week.

• Dead legs — sections of pipework that are redundant should be removed to avoid water stagnation.

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

## RISK ASSESSMENT & CONTROL MEASURES

**Overall Risk: Low**

### CONTROL MEASURES

The example shows a recorded inspection, temperature observations and checks of the visible outlets. Refer to HSE guidance for appropriate controls and review.

### REMEDIAL ACTIONS

No remedial action is illustrated for this fictional example.

### RECOMMENDED RE-INSPECTION

Review after any significant change to the property or its water system.

NOTES

Illustrative readings and photographs for a fictional home. For guidance see the Health and Safety Executive information on Legionella and landlords' responsibilities.

PREPARED BY IPS Demonstration Clerk



HSE guidance for landlords