

Serial No
EV50057A

EPC SCOTLAND LEGIONELLA RISK ASSESSMENT FOR HOT & COLD WATER SERVICES

Details of Business

Responsible Person's Name **MICHAEL VALENTINE**

Business **EPC SCOTLAND**

Address **18/9 BELLSMEADOW ROAD
FALKIRK, STIRLINGSHIRE**

Postcode **FK1 1SD**

Contact No **07809 882 539**

Details of Site

Name (Mr/Mrs/Miss/Ms) _____

Address **50 FAIR BIL
MAVIS BANK GARDENS**

Postcode **G51 1HC**

Contact No _____

Details of Customer/Landlord (or agent where appropriate)

Name (Mr/Mrs/Miss/Ms) **STEVE**

Address _____

Postcode _____

Contact No **07848 060 449**

Date of this Assessment **10/6/25**

Next Assessment required by **10/6/26**

Tenant, Property and System Details

Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle? ☒ Yes ☐ No

Describe type of cold water system e.g. mains feed, from storage tank or both **Mains feed**

Describe type of hot water system e.g. mains feed via combi boiler or from storage. **Storage tank - hot water**

Water outlet temperature

Is cold water temperature at outlets below 20°C? ☒ Yes ☐ No

If No ☒ Recommendation

Is the hot water temperature above 60°C at outlets? ☒ Yes ☐ No

Cold Water System

Is there a cold water tank present? ☒ Yes ☐ No

If above question is answered "No" move on to Hot Water System section

Is the tank accessible? ☒ Yes ☐ No

Is the tank located in a cool place and protected from extremes of temperature? ☒ Yes ☐ No

Is the tank insulated? ☒ Yes ☐ No

Is the tank fitted with a cover and insect screen(s) on any pipework open to the atmosphere? ☒ Yes ☐ No

Is the water in the tank clean and free from rust, debris, scale and organic matter? ☒ Yes ☐ No

Is the temperature of the water in the tank below 20°C? ☒ Yes ☐ No

Are low use outlets installed upstream of higher use outlets? ☒ Yes ☐ No

Hot Water System

Is the hot water heated to a temperature of 60°C? ☒ Yes ☐ No

Are the hot water distribution pipes adequately insulated? ☒ Yes ☐ No

Is a calorifier fitted? ☒ Yes ☐ No

If calorifier fitted does it have the following:

a drain valve? ☒ Yes ☐ No

a temperature gauge on the inlet and outlet? ☒ Yes ☐ No

an access panel? ☒ Yes ☐ No

If more than one calorifier is used, are they connected in parallel? ☒ Yes ☐ No

Identified Risk/Defect

Recommendation

NO ISSUES

Additional areas of risk

Showers/Mixing Valves

Are showers/mixing valves correctly installed and maintained in good condition; i.e. shower head cleaned, disinfected and descaled at least once every six months? ☒ Yes ☐ No

Dead Legs and redundant pipework on the property

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework on a regular basis. ☒ Yes ☐ No

Properties left unoccupied for extended periods of time

Recommend flushing systems on at least a weekly basis ☒ Yes ☐ No

Action Required

Recommendation