



Easy Compliance Tools

PROFESSIONAL ASSESSMENT REPORT

LEGIONELLA RISK ASSESSMENT

Legionella Risk Assessment Report

Reference LRA-000139 • Issued 4 Jul 2026

PASS WITH ADVISORIES

This assessment identified 1 advisory recommendation.

REPORT DETAILS

Assessment Reference	LRA-000139	Generated By	www.easycompliance tools.com
Date Issued	4 Jul 2026	Standard	ACoP L8, HSG274 Part 2
Next Review Due	4 Jul 2027	Properties	HMO 0 • Single-let 1 • Block 0 • Workplace 0

BASIS OF ASSESSMENT

This Legionella Risk Assessment has been prepared in accordance with the Approved Code of Practice **ACoP L8** and **HSG274 Part 2**, reflecting HSE guidance for the control of Legionella bacteria in water systems. This report has been generated from the information supplied during the assessment and is intended for simple domestic water systems. Where significant deficiencies or complex water systems are identified, further assessment by a competent person may be appropriate.

This report confirms a Legionella Risk Assessment has been generated in line with HSE guidance for the property or properties listed within. It should be retained as part of the dutyholder's records and reviewed sooner if the water system, occupancy or use changes materially.

SECTION 01

Executive Summary

PROPERTIES ASSESSED
1
ASSESSMENT STATUS
PASS WITH ADVISORIES
NEXT REVIEW DUE
4 Jul 2027

HOW TO READ THE SCORE

Scores are calculated from the answers provided. Lower scores indicate fewer identified Legionella risk factors. Higher scores indicate more identified risk factors, unknowns or missing controls.

LOW RISK
Score 0-19
MODERATE RISK
Score 20-39
HIGH RISK
Score 40+

The risk band is based on the score. The assessment status also considers advisories, limitations and whether any professional review triggers apply. A report may show "PASS WITH ADVISORIES" where the risk score is low but recommended improvements remain.

PROPERTIES OVERVIEW

PROPERTY	RISK BAND	SCORE	NOTES
1. Flat 2A, Somewhere Town, Somewhere City, SW1 1AA	LOW RISK	13	—

DUTYHOLDER / RESPONSIBLE PERSON

Landlord / Dutyholder

Mr John Smith

Responsible Person

Mr John Smith

Email

david@kabaddle.com

Tip: Maintain a simple record of relevant checks, such as flushing, shower cleaning, temperature checks and TMVs where applicable. See recommendations per property.

PROPERTY 1 OF 1

Flat 2A, Somewhere Town, Somewhere City, SW1 1AA

LOW RISK

• Score: 13

PASS WITH ADVISORIES

Potential score after recommended improvements: 12

LOW RISK

PROPERTY DETAILS

Property type	Single-let dwelling
Normal use	Student let / term-time use
Occupied at assessment	Yes
Notes	—

AT-A-GLANCE RESULT

Status: PASS WITH ADVISORIES

No significant deficiencies were identified in the primary Legionella control measures expected within a simple domestic water system.

PASS = No significant deficiencies were identified in the assessed Legionella control measures. **PASS WITH ADVISORIES** = No significant deficiencies were identified. One or more advisory improvements have been identified to further reduce risk and strengthen ongoing water hygiene management. **FAIL** = One or more significant deficiencies were identified requiring remedial action and/or professional review.

KEY CONTROLS CONFIRMED

- ✓ Hot outlets reached 50°C within expected time
- ✓ Cold outlets remained below 20°C
- ✓ No dead legs identified
- ✓ No cold water storage tank
- ✓ Flushing after periods of non-use confirmed

WATER SYSTEM SETUP		RISK FACTORS	
CWST present	No	Vulnerable occupants	No
CWST location	—	Tenant flushing advised	Yes
CWST insulated	Not applicable	Maintenance regime	Yes
Combi boiler	Yes	Showerhead cleaning	—
Dead legs	No	Rarely used areas	No
Pipe run length	Short	Rarely used outlets (list)	Not applicable
Flushed after non-use	Yes		
Stored hot water $\geq 60^{\circ}\text{C}$	Not applicable		
Hot $\geq 50^{\circ}\text{C}$ in 1 min	Yes		
Cold $\leq 20^{\circ}\text{C}$ in 2 min	Yes		
CWST lid/screened	Not applicable		
CWST condition	Not applicable		
Daily turnover likely	Not applicable		
TMVs present	No		
TMV service frequency	Not applicable		
TMV close to outlet	Not applicable		
Garden tap	No		
Hoses present	No		
Backflow prevention	Not applicable		
Hot pipe insulated	No		
Cold pipe insulated	Yes		

RISK SCORE BREAKDOWN

FACTOR	POINTS
Periods of extended vacancy associated with student or seasonal occupation can increase water stagnation if outlets are not routinely flushed.	5
Hot pipe insulation improvements needed	1
Outlets are flushed after periods of non-use	-3

ACTION PLAN

PRIORITY	RECOMMENDATION	SCORE Δ
ROUTINE	Insulate accessible hot water distribution pipework where reasonably practicable to improve temperature retention and reduce unnecessary heat loss.	-1 pts

Priorities: **Immediate** = address promptly; **Routine** = planned maintenance improvement; **Monitor** = keep under routine review and record where relevant.

ASSESSMENT SUMMARY

Legionella Risk Assessment Report

OVERALL OUTCOME

PASS WITH ADVISORIES

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Assessment outcome: **PASS WITH ADVISORIES**. No significant deficiencies were identified. One or more advisory improvements have been identified to further reduce risk and strengthen ongoing water hygiene management.

AUTHORISATION

AUTHORISED BY

Mr John Smith

DATE

4 Jul 2026

Digitally issued by www.easycompliance tools.com. No wet signature required.

This report is based on user-supplied information and generated guidance. Dutyholders remain responsible for implementing controls and maintaining records.