Legionella Direct

SAMPLE REPORT

Legionella risk assessment

Example Dental Practice

1 Sample Street, Anytown ZZ99 9ZZ

> A sample to show what your report covers. The site, people, readings and photographs are illustrative and do not belong to any real building.

VISIT
1 September 2026

REPORT ISSUED
15 September 2026

REFERENCE
SAMPLE-2026-001

OVERALL RISK
MEDIUM

ACTIONS
14, in 3 priorities

REVIEW BY
1 September 2027

PREPARED FOR

The practice manager

Responsible person for the water systems, on behalf of the principal dentist (duty holder).

ASSESSMENT

Your assessor: an LCA registered company

Written to ACOP L8, HSG274 Part 2 and BS 8580-1:2019.

SUMMARY

Your report on one page

Example Dental Practice · visited 1 September 2026 · report issued 15 September 2026

OVERALL RISK

Medium

Low | Medium | High

Legionella could grow in parts of your water system if nothing changes, and some of the people who use the building are more at risk than most.

One part is rated high: **the hot water is not hot enough**. The rest is rated medium or low.

The fixes are straightforward. The risk score is 12 out of 25 today. Once actions 1 to 7 are done, your assessor would expect about 8: low (page 15).

The three things that matter most

1 **Turn the hot water up to 60°C, every day**

The cylinder was at 55.8°C and heats on weekdays only. The furthest hot tap reached just 49.2°C in a minute.

Action 1
by 29 September 2026

2 **Clean the cold water tank and keep it cool**

The stored water was 22.1°C, with sediment on the floor, a loose lid and no screens on its pipes.

Action 6
by 27 October 2026

3 **Stop water standing still**

Flush the three little-used outlets every week, starting now. Then take out the capped pipes left from the old bath.

Actions 3 and 7
start now; pipes by 27 October 2026

Also do first: have mixing valve TMV-1 reset, because it mixed at 44.1°C, hot enough to scald (action 2). Tighten the dental chair routines (action 4) and start monthly temperature checks (action 5).

What is working well

- ✓ The mains drinking water was cold: 16.4°C.
- ✓ Three of the four mixing valves mixed at a safe 39.8 to 41.0°C.
- ✓ The cylinder is well insulated, and the pipework that could be seen is in good condition.
- ✓ The washer-disinfector and autoclaves are looked after, with service records.
- ✓ Staff already flush the dental chair waterlines at the start of each day.

Your site in numbers

14 outlets	**1** cold water tank	**1** hot water cylinder
4 mixing valves	**1** shower	**3** dental chairs

Next review: by 1 September 2027, or sooner if anything listed on page 17 changes.

ACTION PLAN

Your action plan

Work down the list and initial each action when it is done. The numbers match the findings on pages 12 to 14.

No.	What to do	Why: what was found	Who	By	Done
1	**Do first: within two weeks**				
1	Turn the cylinder up so water leaves it at 60°C or more, and heat it every day, weekends too. Put a “very hot water” sign at each tap without a mixing valve.	Cylinder 55.8°C. Furthest hot tap 49.2°C after 1 minute. No heating at weekends.	Practice manager, with your heating engineer	**29 Sep 2026**	
2	Have mixing valve TMV-1 reset to 41°C or less and fail-safe tested. Service the other three valves on the same visit.	TMV-1 mixed at 44.1°C, hot enough to scald. No service records.	Plumber	**29 Sep 2026**	
3	Flush the three little-used outlets every week, hot and cold, until the temperature steadies (about two to three minutes). Hold the shower head low in the tray. Record each flush.	Store room basin’s first hot water was 24.5°C. The shower is used once or twice a month.	Lead dental nurse	**Start now**	
4	Run the chair waterlines as HTM 01-05 says: flush for 2 minutes at the start and end of the day and after lunch, and 20 to 30 seconds between patients. Empty and dry the bottles overnight. Log it daily.	Between-patient flushing not consistent. One bottle left full overnight. No log.	Dental nurses	**Start now**	
5	Check temperatures monthly at the cylinder and the four sentinel taps (page 16) with a probe thermometer. Keep the records for five years.	Checks are irregular, on the wrong taps, and missing for July and August.	Practice manager	**29 Sep 2026**	
2	**Do next: within six weeks**				
6	Have the cold water tank cleaned and disinfected. Fit a close-fitting lid, screens on the overflow and vent, and insulation on the lid.	Stored water 22.1°C. Sediment on the floor. Lid loose, no screens.	Water hygiene contractor	**27 Oct 2026**	
7	Take out the capped bath pipes under the store room floor (DL-1). Cut both back to the pipe that stays in use.	About 1.8 m each of hot and cold pipe where water cannot move.	Plumber	**27 Oct 2026**	
8	Clean, descale and disinfect the shower head and hose. Repeat every three months.	Scale on the head. Little use.	Practice manager	**27 Oct 2026**	
9	Insulate the bare cold pipes: about 2 m in the loft and the run above the staff shower room.	Tank-fed cold taps ran at 21.2 and 21.8°C.	Plumber	**27 Oct 2026**	
10	Appoint the responsible person and a deputy in writing. Book legionella awareness training for both.	Roles agreed by word of mouth. No training yet.	Principal dentist (duty holder)	**27 Oct 2026**	
11	Write a written scheme of control: which checks, who does them, how often, and what to do when a reading fails.	No written scheme in place.	Responsible person	**27 Oct 2026**	
12	Once actions 1 and 6 are done, have samples taken at the sentinel taps and tested for legionella by a UKAS-accredited laboratory.	Shows the fixes have worked, where patients are more at risk.	Water hygiene contractor	**24 Nov 2026**	
3	**Plan in: within six months**				
13	Ask a plumber whether the cold taps and WCs could run from the mains, with a mains-pressure cylinder. The loft tank could then go.	A loft tank warms up every summer, even when insulated.	Principal dentist, with a plumber	**16 Mar 2027**	
14	Remove outlets you don’t need, such as the store room basin, and cut their pipes back. Until then, keep flushing them (action 3).	Fewer little-used outlets means less water standing still.	Plumber	**16 Mar 2027**	

BEFORE YOU START

How to read this report

Start with page 2 and the action plan on page 3. The rest explains what your assessor found and why it matters.

What the risk ratings mean

HIGH Conditions that let legionella grow are there now, where people could breathe in spray. Act first.

MEDIUM Something could let legionella grow if it is left, or a control is not being done. Act soon.

LOW The controls are working. Keep up the checks.

How your assessor judges the risk

Every part of the system is weighed against three questions.

1. **Could bacteria grow?** Water between 20 and 45°C, water standing still, sediment, scale and slime.
2. **Could people breathe it in?** Showers, spraying taps and dental handpieces make fine droplets.
3. **Who is here?** Patients who are older or unwell are more at risk than most people.

Each part then gets a score out of 25 (page 15).

What the priorities mean

1 **Do first**	Within two weeks of the report.
2 **Do next**	Within six weeks.
3 **Plan in**	Within six months.

Every action has its own date in the plan.

The temperatures used

Hot water leaving the cylinder	**60°C or more**
Hot taps, within one minute	**55°C or more**
Cold taps, within two minutes, and the tank	**below 20°C**
Mixing valves at a hand basin	**41°C or less**

HSG274 asks for 50°C at hot taps, or 55°C in healthcare premises. Your assessor has used 55°C because patients are treated here.

Reference numbers

Each piece of equipment has a reference, such as `CWT-1` for the cold water tank. The same reference appears on the schematic, in the register, in the photographs and in the action plan.

What is in this report

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Your own report comes from the company that carries out your assessment, so its layout will differ from this sample.

SCOPE

About this assessment

Why it was done, what it covered, how your assessor worked, and the guidance it follows.

Why it was done

The practice has not had a legionella risk assessment in this building before, and its insurer asked to see one. Health and safety law expects the duty holder to assess the risk from legionella, then act on what the assessment finds.

What it covered

- The incoming mains and the stop tap
- The cold water tank in the loft
- The hot water cylinder, and all the hot and cold pipework that could be seen
- All 14 outlets, including the outside tap
- The 4 mixing valves and the staff shower
- The waterlines of the 3 dental chairs
- The washer-disinfector and the 2 autoclaves
- How the water is managed: roles, training, checks and records

What it did not cover

- The heating system. It is sealed, so nobody uses its water.
- The gas boiler itself, beyond how it heats the cylinder
- Drains and waste pipes
- The inside of the cylinder, which would need draining
- Water samples: none were taken on the day (see action 12)

There are no cooling towers, spa pools, sprinkler tanks or water softeners on this site.

How your assessor worked

1	Walked every room with the practice manager, noting each outlet and how often it is used.
2	Looked inside the cold water tank and checked its lid, screens and insulation.
3	Measured temperatures at the tank, the cylinder, the sentinel taps, the mixing valves and the little-used outlets (page 10).
4	Watched a dental chair being flushed, and asked the lead dental nurse about the daily routine.
5	Read the records the practice keeps: temperature sheets and service reports.
6	Took photographs and drew the schematic of the system.

Visit: Tuesday 1 September 2026. Present: the practice manager and the lead dental nurse.

The guidance this assessment follows

ACOP L8, 4th edition, 2013	The HSE's Approved Code of Practice for legionella: the legal duties and how to meet them.
HSG274 Part 2, 2014	The HSE's technical guidance for hot and cold water systems.
BS 8580-1:2019	The British Standard for legionella risk assessments.
HTM 01-05, 2013 edition	Guidance on decontamination in dental practices, used here for the chair waterlines.
Water Fittings Regulations	The Water Supply (Water Fittings) Regulations 1999, used here for the tank's lid and screens.

THE SITE

Your site and who manages the water

Building	Two-storey house converted to a dental practice, with a single-storey extension at the back
Floor area	About 190 m²
Rooms	3 surgeries, decontamination room, reception and waiting room, staff room, office, store room, 2 WCs and a staff shower room
Opening hours	Monday to Friday, 08:30 to 17:30. Closed at weekends.
People	9 staff and about 45 patients a day. Nobody stays overnight.
Water	Mains supply, 1 cold water tank, 1 hot water cylinder
Earlier assessment	None for this building

Who could be at risk

Staff, patients, visitors and contractors. Some patients are in the groups the HSE describes as more at risk: people over 45, smokers and heavy drinkers, people with long-term heart, lung or kidney disease, people with diabetes, and anyone whose immune system is weak.

Dental treatment makes a fine spray right at the patient's face. That makes the chairs' water as important as the taps.

Who manages the water

Role	Who	What they do
Duty holder	The principal dentist, who owns the practice	Holds the legal duty. Can pass tasks to others, but not the duty itself.
Responsible person	The practice manager	Runs the checks day to day. Not yet appointed in writing or trained (action 10).
Deputy	The lead dental nurse (proposed)	Covers when the responsible person is away. Would do the weekly flushing (action 3).
Contractors	Heating engineer, chair engineer, washer-disinfector engineer	Service the boiler, the chairs and the washer-disinfector each year. Keep their reports with your records.

How well the water is managed today

MEDIUM

A legionella risk assessment	✓ Yes	Weekly flushing of little-used outlets	✗ No
Responsible person appointed in writing	✗ No	Shower head cleaning	✗ No
A named deputy	✗ No	Mixing valve service records	✗ No
Legionella awareness training	✗ No	Dental chair waterline routines	◐ Partly
A written scheme of control	✗ No	Records kept and easy to find	◐ Partly
Monthly checks at the sentinel taps	◐ Partly	Contractors' service reports kept	✓ Yes

The people running the practice know the building well and want to get this right. What is missing is the paperwork and routine that make the checks happen every week and month, whoever is in. Actions 5, 10 and 11 put that in place.

THE WATER SYSTEM

How your water system works

Follow the water from the street to the taps. The schematic on page 8 shows the same thing as a drawing.

1	**In from the mains**	Water comes in under the front path through a 25 mm plastic pipe, to a stop tap under the stairs `ST-1`.
2	**Straight from the mains**	The mains feeds three things directly: the staff room sink, which is your drinking water, the washer-disinfector `WD-1` and the outside tap `OT-1`.
3	**Up to the tank**	The rest rises to the cold water tank in the loft `CWT-1`. The tank feeds every other cold tap and WC by gravity, and the hot water cylinder.
4	**Heated in the cylinder**	The gas boiler heats the cylinder `HWC-1` through a coil, on a weekday timer. An electric immersion heater is there as a standby. A vent pipe rises from the cylinder to above the tank.
5	**Out to the taps**	Hot water leaves the top of the cylinder and runs to the taps. There is no return loop, so the pipes cool between uses. The longest run is about 16 m, to the decontamination room.
6	**Mixed for patients**	Four mixing valves, `TMV-1` to `TMV-4`, blend hot and cold at the basins patients and clinical staff use.
7	**Separate water for the chairs**	The three dental chairs, `DC-1` to `DC-3`, run from their own bottles, not from the building's water.

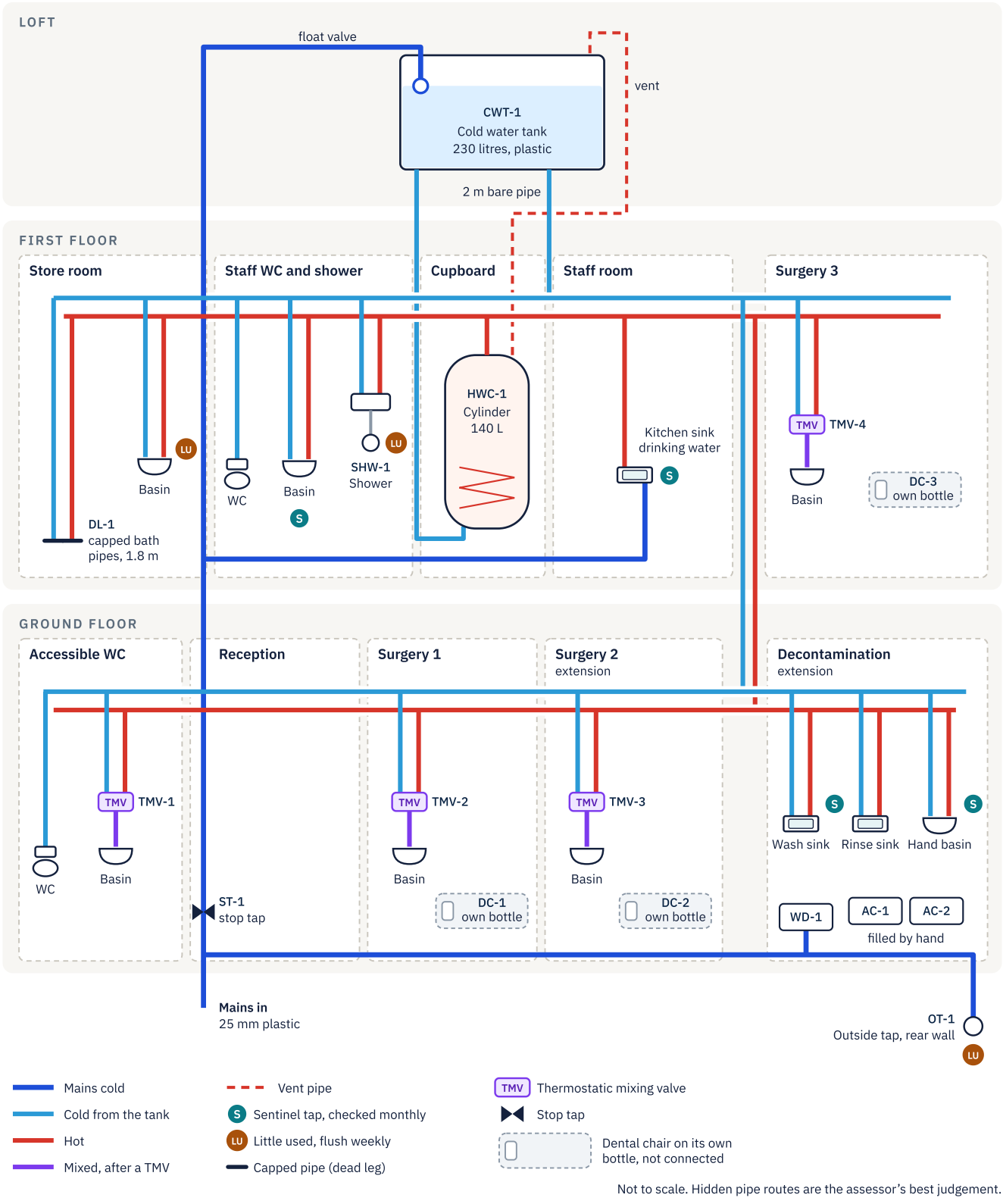
Every outlet, room by room

Floor	Room	Outlets	Fed from	Notes
Ground	Accessible WC	WC, basin	Tank; cylinder	Basin through `TMV-1`
Ground	Surgery 1	Hand basin	Tank; cylinder	Through `TMV-2`. Chair DC-1 on its own bottle.
Ground	Surgery 2 (extension)	Hand basin	Tank; cylinder	Through `TMV-3`. Chair DC-2.
Ground	Decontamination room (extension)	Wash sink, rinse sink, hand basin	Tank; cylinder	Furthest hot and cold sentinel taps. WD-1 on the mains; AC-1 and AC-2 filled by hand.
Outside	Rear wall	Outside tap	Mains	Little used `OT-1`
First	Surgery 3	Hand basin	Tank; cylinder	Through `TMV-4`. Chair DC-3.
First	Staff room	Kitchen sink	Mains; cylinder	Drinking water. Nearest hot sentinel tap.
First	Staff WC and shower	WC, basin, shower	Tank; cylinder	Basin is the nearest cold sentinel tap. Shower `SHW-1` is little used.
First	Store room (the old bathroom)	Basin	Tank; cylinder	Little used. Dead leg `DL-1` under the floor.

14 outlets in all: 2 WCs, 7 basins, 3 sinks, 1 shower and 1 outside tap. 12 are fed from the tank; the staff room sink and the outside tap are fed from the mains.

SCHEMATIC

Your water system at a glance



Not to scale. Hidden pipe routes are the assessor's best judgement.

ASSET REGISTER

What is in the system

Every piece of equipment that stores, heats, mixes or sprays water, with its condition and risk rating on the day.

Ref.	What it is	Where	Details	Condition	Risk	Photo
ST-1	Stop tap	Under the stairs	Shuts off the whole building. On the 25 mm plastic mains.	Good; easy to reach	Not rated	
CWT-1	Cold water tank	Loft	One-piece plastic, 230 litres, holding about 180. Feeds the cylinder and 12 outlets.	Sediment; lid loose; no screens; lid not insulated	MEDIUM	1, 6
HWC-1	Hot water cylinder	First-floor cupboard	Copper, vented, about 140 litres. Heated by the gas boiler through a coil; immersion heater as standby. Factory foam insulation.	Good outside; set too low, at about 55°C	HIGH	2
TMV-1	Mixing valve	Under the accessible WC basin	Healthcare-type valve, about 0.5 m of pipe to the tap	Mixing at 44.1°C; no service record	MEDIUM	3
TMV-2	Mixing valve	Under the Surgery 1 basin	As TMV-1	Mixing at 40.6°C; no service record	LOW	
TMV-3	Mixing valve	Under the Surgery 2 basin	As TMV-1	Mixing at 39.8°C; no service record	LOW	
TMV-4	Mixing valve	Under the Surgery 3 basin	As TMV-1	Mixing at 41.0°C; no service record	LOW	
SHW-1	Shower	Staff shower room	Thermostatic bar mixer with hose and handset, fed by gravity	Scale on the head; used once or twice a month	MEDIUM	5
DL-1	Dead leg	Under the store room floor	About 1.8 m each of hot and cold pipe, capped when the bath came out	Water cannot move	MEDIUM	4
OT-1	Outside tap	Rear wall	Mains-fed, with a check valve against backflow	Used in summer only	LOW	7
DC-1 to 3	Dental chairs	Surgeries 1, 2 and 3	A self-contained water bottle on each chair feeds the handpieces, 3-in-1 syringe and cup filler	Routines partly followed	MEDIUM	
WD-1	Washer-disinfector	Decontamination room	Mains-fed through its own backflow protection	Serviced; records seen	LOW	
AC-1, 2	Autoclaves	Decontamination room	Steam sterilisers, filled by hand from sealed bottles and emptied daily	Good	LOW	

Pipework

Mostly copper, with plastic in the extension. No lead pipe seen. About 2 m of cold pipe in the loft and a short run above the staff shower room have no insulation (action 9). Hidden runs could not be seen.

Not part of the water system checked

The heating is a sealed system with its own pressure vessel: nobody uses its water, so it is not a legionella risk. No cooling towers, spa pools, sprinklers or water treatment.

READINGS

Temperatures on the day

Taken on Tuesday 1 September 2026, a warm day: the loft was 27°C. So the cold readings show the system at its warmest.

Where	When read	Reading	Against 20 to 45°C	Target	Result
Cold water					
Staff room sink, cold: mains, drinking	After 2 min	**16.4°C**	20 45 60	Below 20°C	✓ Pass
Cold water tank `CWT-1`, far end	Stored water	**22.1°C**	20 45 60	Below 20°C	✗ Too warm
Staff WC basin, cold: nearest to the tank	After 2 min	**21.2°C**	20 45 60	Below 20°C	✗ Too warm
Decontamination hand basin, cold: furthest	After 2 min	**21.8°C**	20 45 60	Below 20°C	✗ Too warm
Hot water					
Cylinder `HWC-1`, water leaving the top	Flow pipe	**55.8°C**	20 45 60	60°C or more	✗ Too cool
Staff room sink, hot: nearest to the cylinder	At 1 min	**54.9°C**	20 45 60	55°C or more	✗ Just below
Staff WC basin, hot	At 1 min	**53.8°C**	20 45 60	55°C or more	✗ Too cool
Decontamination wash sink, hot: furthest	At 1 min	**49.2°C** 51.0°C at 2 min	20 45 60	55°C or more	✗ Too cool
Little-used outlets					
Store room basin, hot	First, then 3 min	**52.1°C** first water 24.5°C	20 45 60	55°C or more	✗ Too cool
Outside tap `OT-1`, cold	First, then 2 min	**17.9°C** first water 23.4°C	20 45 60	Below 20°C	◐ Once run
Staff shower `SHW-1`, mixed	At 1 min	**40.9°C**	20 45 60	41°C or less	✓ Pass
Mixing valves, read at the tap					
`TMV-1` Accessible WC basin	At 1 min	**44.1°C**	20 45 60	41°C or less	✗ Too hot
`TMV-2` Surgery 1 basin	At 1 min	**40.6°C**	20 45 60	41°C or less	✓ Pass
`TMV-3` Surgery 2 basin	At 1 min	**39.8°C**	20 45 60	41°C or less	✓ Pass
`TMV-4` Surgery 3 basin	At 1 min	**41.0°C**	20 45 60	41°C or less	✓ Pass

How the readings were taken

With a calibrated digital probe thermometer held in the flow of water. Hot taps: the reading at one minute. Cold taps: the reading at two minutes. The cylinder: a surface probe on the pipe leaving the top.

On the bars, the shaded band is the 20 to 45°C range where legionella grows. The dot is the reading; a hollow dot is the first water out. The line marks the target.



Photo 8 The staff WC basin, your nearest cold sentinel tap. Its cold water ran at 21.2°C after two minutes (actions 5 and 6).

OUTLET RECORD

Every outlet, checked one by one

All 14 outlets, with how often each is used, what it read and how it was rated. Hot at one minute, cold at two.

No.	Room	Outlet	Used	Hot	Cold	On the day	Risk
Ground floor							
O-01	Accessible WC	WC	Daily	None	Not read	Flushed in normal use.	LOW
O-02	Accessible WC	Basin, via TMV-1	Daily	Mixed 44.1°C		Too hot (action 2). Photo 9.	MEDIUM
O-03	Surgery 1	Hand basin, via TMV-2	Daily	Mixed 40.6°C		Good.	LOW
O-04	Surgery 2	Hand basin, via TMV-3	Daily	Mixed 39.8°C		Good.	LOW
O-05	Decontamination	Wash sink	Daily	✗ 49.2°C	✗ 21.7°C	Furthest hot sentinel. Photo 10.	MEDIUM
O-06	Decontamination	Rinse sink	Daily	✗ 50.1°C	✗ 21.6°C	Same run as O-05.	MEDIUM
O-07	Decontamination	Hand basin	Daily	✗ 50.6°C	✗ 21.8°C	Furthest cold sentinel.	MEDIUM
O-08	Outside, rear wall	Outside tap OT-1	Summer only	None	◐ 17.9°C	First water 23.4°C. Photo 7.	LOW
First floor							
O-09	Surgery 3	Hand basin, via TMV-4	Daily	Mixed 41.0°C		Good.	LOW
O-10	Staff room	Kitchen sink	Daily	✗ 54.9°C	✓ 16.4°C	Drinking water. Photo 11.	LOW
O-11	Staff WC and shower	WC	Daily	None	Not read	Flushed in normal use. Photo 12.	LOW
O-12	Staff WC and shower	Basin	Daily	✗ 53.8°C	✗ 21.2°C	Nearest cold sentinel. Photo 8.	MEDIUM
O-13	Staff WC and shower	Shower SHW-1	Monthly	Mixed 40.9°C		Scale on the head. Photo 5.	MEDIUM
O-14	Store room	Basin	Rarely	✗ 52.1°C	✗ 22.4°C	First hot water 24.5°C.	MEDIUM

In all: 7 outlets rated low and 7 medium. None is rated high on its own: the high rating belongs to the cylinder that feeds them (page 12).



Photo 9 O-02, the accessible WC basin. Its mixing valve, TMV-1, mixed at 44.1°C.



Photo 10 O-05, the decontamination wash sink: 49.2°C at one minute.



Photo 11 O-10, the staff room sink: your drinking water, at 16.4°C.



Photo 12 O-11, the staff WC. WCs are low risk when used every day.

FINDINGS, PART BY PART

What your assessor found

Hot water: the cylinder and its pipes

HWC-1 HIGH

WHAT IS THERE

A 140-litre copper cylinder in the first-floor cupboard, heated by the gas boiler on a timer. It supplies eleven outlets, four of them through mixing valves. There is no return pipe.

WHAT WAS FOUND

- Water leaving the cylinder was 55.8°C. The thermostat was set to about 55°C.
- The timer heats the water on weekdays only, so it cools over every weekend.
- The furthest tap, the decontamination wash sink, took over a minute to get hot: 49.2°C at one minute, 51.0°C at two.
- The nearest tap reached 54.9°C, just under the 55°C target.
- The insulation is in good order. No leaks or corrosion were seen.

WHY IT MATTERS

Below 60°C, stored hot water does not reliably kill legionella, and the bottom of a cylinder is cooler still. Water that sits in the 40s over a weekend suits the bacteria well.

What to do: action 1 now; action 13 in the longer term.



Photo 2 The cylinder, HWC-1. Well insulated, but storing water at 55.8°C instead of 60°C or more (action 1).

The cold water tank

CWT-1 MEDIUM

WHAT IS THERE

A one-piece plastic tank in the loft, 230 litres, holding about 180. It feeds the cylinder and 12 of the 14 outlets.

WHAT WAS FOUND

- Stored water was 22.1°C, against 16.4°C from the mains.
- Tank-fed cold taps ran at 21.2 and 21.8°C after two minutes.
- Sediment and scale on the tank floor and the float valve.
- The lid sits loose, with gaps where pipes go in. No screens on the overflow or vent.
- The sides are insulated; the lid is not. About 2 m of cold pipe nearby is bare.
- The water turns over about three times a day, which helps.

WHY IT MATTERS

Warm water with sediment feeds bacteria, and gaps let in insects and dust. Everything the tank feeds starts off warm. It is rated medium, not high, because the water moves through quickly.

What to do: actions 6 and 9, then 12 and 13.



Photo 1 Inside CWT-1: sediment on the floor and scale on the float (action 6).



Photo 6 Cold pipe above the staff shower room. The insulation stops short, and the bare pipe picks up heat (action 9).

Little-used outlets and the dead leg

DL-1 OT-1 MEDIUM

WHAT IS THERE

Three outlets used less than once a week: the store room basin, the staff shower and the outside tap. Under the store room floor, the pipes to the old bath were capped off and left, about 1.8 m of each (DL-1).

WHAT WAS FOUND

- The store room basin's first hot water was 24.5°C. It took three minutes to reach 52.1°C.
- The outside tap's first water was 23.4°C, then 17.9°C after two minutes.
- Nobody flushes these outlets at the moment.
- DL-1 cannot be flushed at all: the water in it never moves.

WHY IT MATTERS

Water that stands still drifts into the 20 to 45°C range, and bacteria settle into the slime on the pipe walls. When the outlet is next used, they come out with the first water.

What to do: action 3 now, then 7 and 14.

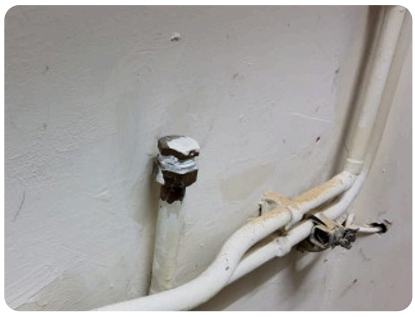


Photo 4 A capped pipe of the kind left at DL-1. Water sits in it and cannot be flushed (action 7).

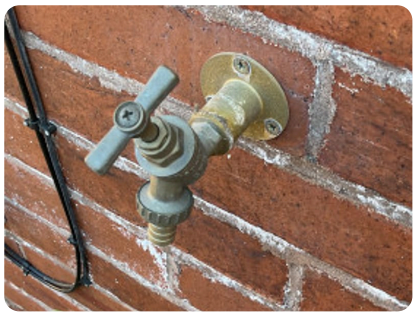


Photo 7 The outside tap, OT-1. Its first water was 23.4°C (action 3).

The staff shower

SHW-1 MEDIUM

WHAT IS THERE

A thermostatic bar mixer shower in the first-floor shower room, fed by gravity from the tank and the cylinder. Staff who cycle in use it once or twice a month.

WHAT WAS FOUND

- It mixed at 40.9°C, a comfortable and safe setting.
- Scale on the head and inside the hose.
- It is not run between uses.

WHY IT MATTERS

Showers make a fine spray that reaches deep into the lungs. That is the main way people catch Legionnaires' disease. Scale and a warm hose give bacteria somewhere to grow.

What to do: actions 3 and 8.

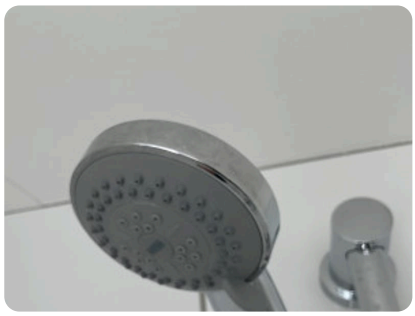


Photo 5 The shower head. Clean, descale and disinfect it now and every three months (action 8).

Mixing valves

TMV-1 to 4 MEDIUM

WHAT IS THERE

Four thermostatic mixing valves (TMVs) under the basins in the accessible WC and the three surgeries. Each is about 0.5 m from its tap.

WHAT WAS FOUND

- TMV-1, in the accessible WC, mixed at 44.1°C: too hot for hand washing.
- TMV-2, 3 and 4 mixed at 39.8 to 41.0°C.
- No service or fail-safe test records for any of them.
- The pipes from valve to tap are short, which is good.

WHY IT MATTERS

A TMV stops scalding, which matters for patients. But mixed water at 41°C suits bacteria, so the valves need servicing and the pipe to the tap must stay short.

What to do: action 2.



Photo 3 TMV-1 under the accessible WC basin. It mixed at 44.1°C (action 2).

Dental chair waterlines

DC-1 to 3 MEDIUM

WHAT IS THERE

Three chairs, each with its own water bottle feeding the handpieces, the 3-in-1 syringe and the cup filler. None is connected to the building's water.

WHAT WAS FOUND

- Lines are flushed at the start of the day. Flushing between patients and at the end of the day is not consistent.
- On DC-2 the bottle was left full on the chair overnight.
- Lines are disinfected weekly, as the chair makers say, but nothing is written down.

WHY IT MATTERS

Waterlines are narrow and sit warm, so slime (biofilm) builds up quickly. Handpieces and syringes spray that water at the patient's face, and at the nurse's.

WHAT HTM 01-05 ASKS

Flush for at least two minutes at the start and end of the day and after a long break such as lunch, and for 20 to 30 seconds between patients.

What to do: action 4.

Drinking water and decontamination equipment

WD-1 AC-1, 2 LOW

WHAT WAS FOUND

- The staff room sink is fed straight from the mains. Its cold water was 16.4°C after two minutes.
- The washer-disinfector is mains-fed through its own backflow protection, and its service is up to date.
- The autoclaves are filled by hand from sealed bottles and emptied each evening.
- These are working as they should. Keep doing what you do, and keep the service reports.

RISK SCORES

Your risk scores, today and after the actions

Each part of the system gets a score out of 25: how likely legionella is to grow and spread there, times how serious it would be for the people here.

Part of the system	Likely	Serious	Score today	Rating today	After actions	Actions
Hot water HWC-1	4	4	16	HIGH	8 LOW	1
Cold water tank CWT-1	3	3	9	MEDIUM	6 LOW	6, 9
Little-used outlets and the dead leg DL-1	3	4	12	MEDIUM	8 LOW	3, 7, 14
Staff shower SHW-1	3	4	12	MEDIUM	8 LOW	3, 8
Mixing valves TMV-1 to 4	3	4	12	MEDIUM	8 LOW	2
Dental chair waterlines DC-1 to 3	3	4	12	MEDIUM	8 LOW	4
Drinking water and decontamination	1	4	4	LOW	4 LOW	None
How the water is managed	3	4	12	MEDIUM	8 LOW	5, 10, 11
Overall			12	MEDIUM	8 LOW	1 to 7 first

The overall score is where most of the system sits today. The hot water is scored on its own, and it is the first thing to fix.

How likely (1 to 5)

1	Controls working; water too hot or too cold to grow
2	Small gaps that are easy to keep on top of
3	Warm or still water, or checks not being done
4	Conditions for growth are there now
5	Growth likely and spray reaching people

How serious (1 to 5)

1	No spray, few people, all in good health
2	Little spray, staff only
3	Water that feeds taps and showers
4	Spray near people more at risk, such as patients
5	Spray near people very much at risk, such as hospital wards

LOW

1 to 8. Keep up the routine checks on page 16.

MEDIUM

9 to 14. Put it right within six weeks.

HIGH

15 to 25. Put it right within two weeks.

Safety notes from the visit

Not part of the legionella risk, but seen on the day: the loft ladder has no handrail, and the loft has no light, so the assessor worked from the boards by the hatch with a torch. A fixed light would make the six-monthly tank checks safer.

CONTROLS AND MONITORING

Keeping it under control

The routine checks this site needs once the actions are done. Your written scheme (action 11) should set these out, with names against each one.

Check	How	How often	Who
Little-used outlets store room basin, shower, outside tap	Run hot and cold until the temperature steadies. Keep spray down. Record it.	Weekly	Lead dental nurse
Dental chair waterlines	Flush 2 minutes at the start and end of the day and after lunch; 20 to 30 seconds between patients. Empty, rinse and dry the bottles overnight. Disinfect as the chair maker says.	Daily	Dental nurses
Cylinder `HWC-1`	Water leaving the cylinder is 60°C or more.	Monthly	Practice manager
Hot sentinel taps staff room sink; decontamination wash sink	55°C or more within one minute.	Monthly	Practice manager
Cold sentinel taps staff WC basin; decontamination hand basin	Below 20°C within two minutes.	Monthly	Practice manager
Mixing valves `TMV-1 to 4`	Mixed water at each tap is 41°C or less.	Monthly	Practice manager
Shower head and hose `SHW-1`	Take off, clean, descale and disinfect.	Every 3 months	Practice manager
Cold water tank `CWT-1`	Temperature of the stored water, far from the inlet, and of the mains at the float valve. Once in summer, once in winter.	Every 6 months	Practice manager
Cold water tank inspection	Look inside: lid, screens, insulation, cleanliness. Clean and disinfect if needed.	Yearly	Water hygiene contractor
Mixing valve service	Service and fail-safe test each valve. Keep the service sheet.	Yearly	Plumber
Thermometer	Check it against a calibrated one, or replace it.	Yearly	Practice manager

If a reading fails

1. Run the tap for two more minutes and read it again.
2. Still out? Tell the responsible person the same day.
3. Check the cylinder temperature and the timer.
4. Call your heating engineer or plumber if the cause is not obvious.
5. Write down the reading, what you did and when it was put right.

Records to keep

This report, the written scheme, every check above, service sheets from contractors, training certificates and any sample results.

ACOP L8 asks you to keep records of the checks for at least five years. Paper or digital both work, as long as anyone can find them.

Based on HSG274 Part 2, HTM 01-05 and the makers' instructions for the chairs and valves. The frequencies suit this site as it is today; your written scheme can change them as the risk changes.

LIMITS AND REVIEW

Its limits, and when to review it

Limits of this assessment

- It describes the site on the day of the visit, 1 September 2026.
- Pipes inside walls, floors and ceilings could not be seen. Their routes on the schematic are your assessor's best judgement.
- The length of the dead leg, DL-1, is estimated from where the bath used to be.
- The cold water tank was seen from the boards around the loft hatch. It was not drained.
- The inside of the cylinder was not inspected, because that needs it drained.
- Readings were taken on one warm day. The loft will be cooler in winter, and the mains colder.
- How often outlets are used, and the daily routines, come from what staff said.
- The dental chairs were checked as staff use them. Their internal parts were not taken apart.
- No water samples were taken for testing (see action 12).

When to review it

REVIEW BY

1 September 2027

Why this date: several controls are being put right, and the review should check they have held. Once the checks show steady results, the next assessor can judge whether a longer gap is right for this site.

Review sooner if

- the water system changes: a new outlet, the tank taken out, a new cylinder
- the way the building is used changes: more surgeries, longer hours or weekend opening
- the monthly checks keep failing after the fixes
- the responsible person changes
- a case of Legionnaires' disease is linked to the building
- there is any other reason to think this assessment no longer fits

About this report

Site	Example Dental Practice, 1 Sample Street, Anytown ZZ99 9ZZ
Visit	Tuesday 1 September 2026
Report issued	Tuesday 15 September 2026
Reference	SAMPLE-2026-001, version 1

ASSESSMENT

Your assessor: an LCA registered company

In your own report, this box names your assessor, their company and their qualifications. This sample leaves them out.

BACKGROUND

Words used in this report

ACOP L8	The HSE's Approved Code of Practice for legionella. It sets out what the law expects of you.
Aerosol	A fine spray of tiny water droplets that can be breathed in.
Biofilm	A thin slime inside pipes and tanks where bacteria live and grow.
Cold water tank	Stores mains water in the loft and feeds taps and the cylinder by gravity.
Cylinder	Stores hot water. Yours is vented: an open pipe runs from it up to the loft.
Dead leg	Pipe that water no longer flows through, often left behind when an outlet is taken out.
Duty holder	The person or organisation legally responsible for controlling the risk.
Flushing	Running a tap or shower long enough to replace the water standing in its pipe.
HSG274 Part 2	The HSE's technical guidance for hot and cold water systems.
HTM 01-05	Guidance on decontamination in dental practices, including chair waterlines.
LCA	The Legionella Control Association, a UK body for companies that provide legionella control services. Member companies are audited every year.
Outlet	Any tap, shower, WC or other point where water leaves the system.
Responsible person	The person the duty holder puts in charge of the checks and controls.
Sentinel tap	A tap chosen for regular checks, usually the nearest and furthest from the tank or cylinder.
TMV	Thermostatic mixing valve: the valve that blends hot and cold to stop scalding.
UKAS	The UK's national accreditation body, which accredits testing laboratories.
Written scheme	Your site's plan for controlling legionella: what is checked, how, how often and by whom.

Legionella in brief

Legionnaires' disease is a serious lung infection, a kind of pneumonia. People catch it by breathing in tiny droplets of water that carry legionella bacteria. It does not usually pass from person to person.

The bacteria live in rivers and lakes in small numbers. They become a risk in a building's water system, where they can multiply.

They grow best between 20 and 45°C and feed on sediment, scale and slime. They are dormant below 20°C and do not survive above 60°C. That is why hot water is stored at 60°C, cold water is kept below 20°C, and nothing is left standing still.

If you employ people or control a building, you must assess the risk from legionella and control it. ACOP L8 explains how.

About this sample

Legionella Direct made this sample to show what a legionella risk assessment covers. Legionella Direct is a booking service run by SafeWell Group Ltd. Your assessment is carried out by an LCA registered company, named on your quotation.

Get your price in about two minutes at
legionelladirect.co.uk