

LEGIONNAIRES DISEASE RISK ASSESSMENT

Property Address : **Abbey Church 10, The Highland Club, St. Benedict's Abbey, Fort Augustus, Inverness-shire PH32 4DE**

Date of Assessment: **10/02/2026** Carried out by : Mark Dallas

Describe Property type : Detached House ☐ Single Flat ☒ Other

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

Yes. All ages staying.

Describe type of cold-water system e.g. mains feed or from storage tank (including sketch if possible at rear of document)

Mains fed.

Describe type of hot water system e.g. mains feed via combi boiler or from storage tank (include sketch if possible at rear of document)

Mains fed via combi boiler

RISK CATEGORIES

WATER OUTLET TEMPERATURE

Is cold water temperature at outlets below 20°C

Yes

☒

No

☐

Is the hot water temperature above 50°C at outlets?

Yes

☒

No

☐

Cold water must flow for outlets at below 20°C and hot water above 50°C to minimise risk. If temperatures are too low/high then adjustments need to be made to the system, i.e. lagging of pipework or adjustment of temperature settings for hot water

Identify any defect/risk

Water could be turned up too hot at the boiler.

Related recommendation

Prevent boiler from exceeding 60°C

Responsible person to carry out action

Landlord

☐

Tenant

☐

Other

☒

Other Details

Property Manager

COLD WATER STORAGE TANKS

Is there a cold water storage tank present?	Yes	☐	No	☒	If no, go to Q3	Does it have a tight fitting	Yes	☐	No	☐
Is the water temperature in the tank below 20°C	Yes	☐	No	☐	Is water in the tank clean & free of rust, debris, scale organic matter?	Yes	☐	No	☐	
Is the tank insulated	Yes	☐	No	☐	Location of tank					

If any debris etc. is present in the system it should be drained & thoroughly cleaned. If debris is from corrosion on the tank itself then the tank may need to be replaced. All cold water tanks should have tight fitting lids to prevent debris entering the system. Water in the tank should be below 20°C and the tank insulated to prevent temperature rising above this level.

Identify any defect/risk

Related recommendation

Responsible person to carry out action	Landlord	☐	Tenant	☐	Other	☒	Other Details	Property Manager
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HOT WATER

Is the temperature on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60°C?	Yes	☒	No	☐
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N.B. If the temperature is set at above 60°C this can cause scalding to users. The temperature setting on the boiler and/or hot water tank should be set and maintained at 60°C

Identify any defect/risk

Related recommendation

Responsible person to carry out action	Landlord	☐	Tenant	☐	Other	☐	Other Details	X	Property Manager
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LITTLE USED OUTLETS

Are there any water outlets that are used less than once per week e.g. in guest bathrooms? If yes, identify outlet & location below

Yes

☒

No

☐

Details Possibility of shower or taps in guest room not being used

Any little used outlets should be flushed through weekly by running water through the outlet for at least 5 minutes. Aerosol production should be minimised during this process. It is better to run the water longer at a lower pressure to avoid aerosols.

Identify any defect/risk

Lack of use

Related recommendation

Cleaners to flush through after each visit

Responsible person to
carry out action

Landlord

☐

Tenant

☐

Other

☒

Other Details

Property
Manager

SHOWER HEADS

Are there any showers in the property? If yes, identify outlet & location below

Yes

☒

No

☐

Details One in each bathroom

Shower heads should be cleaned , disinfected and descaled at least once every 6 months. Aerosol production should be minimised during this process.

Identify any defect/risk

Shower heads

Related recommendation

Remove when not in use. Disinfect twice yearly

Responsible person to
carry out action

Landlord

☐

Tenant

☐

Other

☒

Other Details

Property
Manager

DEAD LEGS AND REDUNDANT PIPEWORK

Sections of pipework which are redundant or owing to the system design & have little/no through flow of water (known as "dead legs") can allow water to stagnate in the system. Are there any dead legs known in the system?

Are there any dead legs in the property? If yes, identify outlet & location below

Yes

☐

No

☒

Details

Any dead legs in pipework should be removed or the system altered so that water flows through all pipework regularly

Identify any defect/risk

Related recommendation

Responsible person to
carry out action

Landlord

☐

Tenant

☐

Other

☐

Other Details

UNOCCUPIED PROPERTIES

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year

Yes

☒

No

☐

All hot & cold water outlets should be flushed through at least once a week for at least 5 minutes when unoccupied & prior to re-occupation. Aerosol production should be minimised during this process. If empty long term, consider draining the system

Identify any defect/risk

Empty properties during quiet periods

Related recommendation

Flush weekly

Responsible person to
carry out action

Landlord

☐

Tenant

☐

Other

☒

Other Details

Property
Manager

Advice to tenants (this can be done by giving the tenant(s) the tenant advice sheet)

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year

Yes

☐

No

☐

N/A
Short
term
lets

☒

The assessment is complete and should be reviewed at least annually or if any information changes. You should ensure that the recommendations above are implemented and any existing controls maintained.

Signed

Print Name

MARK DALLAS



Date:

11/2/26

SKETCH OF WATER SYSTEM 2 BED. MAINS FED COMBI BOILER.

