



GUIDED LEGIONELLA RISK ASSESSMENT REPORT

LEGIONELLA RISK ASSESSMENT

Legionella Risk Assessment Report

Reference LRA-000247 • Issued 01-08-2026

PASS WITH ADVISORIES

This assessment identified 5 actions and recommendations, including 1 requiring prompt attention, 2 routine improvements, 2 monitoring items.

REPORT DETAILS

Assessment Reference	LRA-000247	Generated By	www.kovinto.com
Date inspected	01-08-2026	Standard	ACoP L8, HSG274 Part 2
Date issued	01-08-2026	Properties	HMO 0 • Single-let 1 • Block 0 • Workplace 0
Next review due	01-08-2027		

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.

DEMO SAMPLE ONLY

This demo report shows saved assessment values for landing-page/sample review. It is watermarked, permission-locked and not valid for compliance use.

SECTION 01

Executive Summary

PROPERTIES ASSESSED

1

ASSESSMENT STATUS

PASS WITH ADVISORIES

NEXT REVIEW DUE

01-08-2027

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 12a, 10 Some Street, The Town, City, SW1 1AA	LOW RISK	14	—

DUTYHOLDER / RESPONSIBLE PERSON

Landlord / Dutyholder

John Smith

Responsible Person

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 12a, 10 Some Street, The Town, City, SW1 1AA

LOW RISK

• Score: 14

PASS WITH ADVISORIES

Potential score after recommended improvements: 6

LOW RISK

PROPERTY DETAILS

Property type	Single-let dwelling
Normal use	Normal full-time occupation
Occupied at assessment	Yes
Notes	—

AT-A-GLANCE RESULT

Status: 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.

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
- ✓ Shower maintenance confirmed

ASSESSMENT LIMITATIONS / ITEMS NOT CONFIRMED

- TMV maintenance could not be confirmed. Check available records and include the valve in the next appropriate plumbing or maintenance inspection.

WATER SYSTEM SETUP		RISK FACTORS	
CWST present	No	Vulnerable occupants	No
CWST location	—	Occupant water hygiene guidance provided	No
CWST insulated	Not applicable	Water hygiene maintenance routine in place	No
Combi boiler	Yes	Showerhead cleaning	Yes
Dead legs	No	Rarely used areas	No
Pipe run length	Medium	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 fitted	Yes		
TMV maintenance routine	Not confirmed		
TMVs located close to outlets	Yes		
Garden tap	Yes		
Hoses present	Yes		
Backflow prevention	Yes		
Hot pipe insulated	No		
Cold pipe insulated	No		

KEY RISK FACTORS AFFECTING THE SCORE

The overall score includes a standard baseline for each property. The factors below show the answers that increased or reduced the score.

FACTOR	POINTS
TMV maintenance routine was not confirmed	+1
Hot pipe insulation improvements needed	+1
Occupant water hygiene guidance has not been provided	+3
No simple water hygiene maintenance routine is in place	+4
Shower heads/hoses are cleaned and descaled regularly	-2
Outlets are flushed after periods of non-use	-3

TOP IMPROVEMENTS — PRIORITY ACTIONS

PRIORITY	RECOMMENDATION	SCORE Δ
Immediate	Put a simple water hygiene maintenance routine in place, such as a checklist, calendar reminder or maintenance record covering flushing after non-use, shower cleaning, temperature checks and reporting issues.	−4 pts
Routine	Provide simple water hygiene guidance to occupants covering flushing after holidays or other periods of non-use, cleaning shower heads and reporting unusual hot or cold water temperatures.	−3 pts
Routine	Insulate accessible hot water distribution pipework where reasonably practicable to improve temperature retention and reduce unnecessary heat loss.	−1 pts

See full action plan below for more.

FULL ACTION PLAN

PRIORITY	RECOMMENDATION	SCORE Δ
Immediate	Put a simple water hygiene maintenance routine in place, such as a checklist, calendar reminder or maintenance record covering flushing after non-use, shower cleaning, temperature checks and reporting issues.	−4 pts
Routine	Provide simple water hygiene guidance to occupants covering flushing after holidays or other periods of non-use, cleaning shower heads and reporting unusual hot or cold water temperatures.	−3 pts

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
Monitor	Review cold pipe routes and insulation where pipes pass through warm areas or run close to heat sources.	—
Monitor	Include the outside tap in routine flushing after prolonged periods of non-use.	—

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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AUTHORISATION

ASSESSMENT COMPLETED BY

Mr John Smith

REPORT ISSUED

01-08-2026

DATE INSPECTED

01-08-2026

Digitally issued by www.kovinto.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.