

Frequency	Task	Responsibility
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Weekly

Flushing of Little Used Outlets

Client/Contractor

Standing water in storage tanks and pipework can stagnate and provide an environment for Legionella growth.

Monthly

Hot & Cold Water Temperature Monitoring

Client/Contractor

Water temperature monitoring is key to controlling the potential for Legionella growth. Sentinel hot and cold water temperatures, calorifer flow and return temperatures and the supply temperatures to TMV's along with a representative number of outlet temperatures should be taken and recorded.

Monthly/Quarterly

Calorifier Blow Down

Client/Contractor

Flushing of the calorifier drain removes sediment, scale and debris deposits from calorifer base.

Quarterly

Showerhead Descaling & Disinfection

Contractor

Showers deliver water, up to 45°C which is an ideal temperature range for Legionella bacteria. Showers are only used intermittently, allowing long periods of stagnation which aids bacteria to multiply. Showerheads act as filters trapping debris and scale which can be used by bacteria both as a nutrient and a safe habitat. Cleaning and descaling showerheads on a regular basis, removes both the habitat and nutrients required by bacteria, minimising the risk of colonisation by Legionella.

Six Monthly

Potable (Drinking) Water Tank TVC & Legionella Sampling

Contractor

Water Sampling is often a crucial part of any Legionella Control Scheme, by measuring the effectiveness of the control measures and monitoring drinking water quality.

Six Monthly

Stored Water Tank and Mains Water Temperatures

Contractor

Water temperature monitoring is key to controlling the potential for Legionella growth.

Six Monthly	TMV Cold Water Failsafe Checks	Contractor
Ensures the TMV is operating safely and not passing hot water that could potentially scald the user.		
Six Monthly/Annually	Cold Water Storage Tank Inspection	Contractor
Monitor any scale, sediment, stagnation, biofilm build up which provide an environment for Legionella growth.		
Annually	TMV Service & Maintenance	Contractor
Descale and disinfect unit cleaning strainers and checking non return valves are functioning correctly. By design TMVs blend hot and cold water to achieve a temperature of between 37-43°C to prevent scalding and is an ideal temperature range for Legionella bacteria proliferation. Along with this TMVs have internal strainers which collect sediment, scale, rust et cetera which are all nutrients that will accelerate Legionella bacteria growth.		
Annually	Calorifier Inspection Descale & Disinfection	Contractor
An internal visual check for scale and sediment descaling and disinfecting as necessary. The basis of calorifiers which collect scale and sediment provide an environment for Legionella growth. For calorifiers with no access hatch a sample of drain water should be taken and its condition noted.		
Annually	Water Storage Tank Clean & Disinfection	Contractor
Where scale, sediment, stagnation, biofilm build up is visible, the water storage tank should be cleaned and associated hot and cold water services disinfected.		
Two Yearly	Legionella Risk Assessment/Review	Contractor
Identify all water systems where Legionella bacteria could potentially grow and assess the risk of people being exposed to contaminated aerosols from them. All water systems need to be included in the Legionella Risk Assessment.		