



Legionella Risk assessment software

Residential landlords

Software template

Landlords who provide residential accommodation, as the person in control of the premises or responsible for the water systems in their premises, have a legal duty to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled. This duty extends to residents, guests, tenants and customers. HSG 274 Part 2 — Para 2.138

Simple control measures can help manage the risk of exposure to legionella and should be maintained, such as: flushing out the system before letting the property, avoiding debris getting into the system (e.g. ensure the cold water tanks, where fitted, have a tight-fitting lid, setting control parameters (e.g. setting the temperature of the calorifier to ensure water is stored at 60 °C, making sure any redundant pipework identified is removed and advising tenants to regularly clean and disinfect showerheads. **Graham Thompson and Alan Greaves** designed an easy to use web platform, that can deliver a simple “proportionate” Legionella risk assessment for landlords.

The software assists Landlords/Letting & Management Agents:

- Who manage large numbers of units to achieve a common risk assessment template and risk rating method.
- Save time developing their own system.
- Minimising the time required to report risk assessment findings.
- All reports are stored and generated from the website.
- Control multiple assessors.

Ask questions of **Graham Thompson and Alan Greaves** if they come across something more challenging.

“Untruth” guidance.

Some companies are offering to take a water sample from a domestic property and issuing a certificate to confirm it is legionella free

- A water sample is not a risk assessment
- It could be part of an assessment
- But it does not negate the requirement to produce a condition appraisal report of the condition of the water systems and fixed assets within the property.

HSE Guidance — <http://www.hse.gov.uk/legionnaires/faqs.htm>

Graham Thompson and Alan Greaves between them are on the Water Management Society Technical committee, BSI working groups, Royal Society for Public Health and Institute of Healthcare Engineering & Estate Management members. They both worked with the HSE on the recent update of ACoP L8 and technical guidance HSG274 Part 2, as well as being involved in the re-write of DOH HTM04-01 Parts A, B and C. Their careers include over 25 years' each, working in water hygiene risk assessment and consultancy. This has helped develop a practical approach to delivering easily digestible training material.

The software is available on-line from www.l8ms.com. User passwords can be easily set up to view, print or download the full report. Also you can download the specific allocated **Tenants** responsibilities in the safe use of the water systems within the property. All reports generated can be customised to reflect the corporate identity of the landlord/agent and there is the option to produce a Tenant Service Level Agreement. This should be signed and witnessed by the new/existing tenant as proof that they have accepted their responsibility for safe use of the water systems while they are the sitting tenant.