



# 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](http://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.