



Kwiklet

PROPERTY SERVICES

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Legionella is a bacteria which causes the potentially fatal Legionnaires Disease. The bacteria is found in Domestic Hot & Cold Water systems. Landlords are required by law to carry out legionella risk assessments and have a duty of care to the tenants.

Landlords must

If you are competent you can carry this out yourself or you must contract this out externally. It should be made clear who is responsible if a letting agent is employed for management of the property, who has the duty to check/maintain.

Law

- Identify/assess source
- Manage risk
- Preventing the spread
- Continuously check control measures

Control measures

- Flush systems before occupancy
- Remove any expired pipe works
- Advise tenants on cleaning protocols
- Advise contractors regarding any work that may relate to water system
- Allow system to run for 1/2 minutes if property had been left vacant

Factors that can affect

- Temperatures of water
- Hygiene of water
- Flow power
- Storage

If you are concerned about the legionella exposure of your property, it is wise that you should contact a local legionella risk assessment expert to have your property professionally assessed. This should be maintained regularly, preferably at the start/end of each renewed tenancy.

