

## **Health and Safety Executive – ACoP L8 (HSG 274)**

### **ACoP L8 (Part 2)**

**Paragraph 2.138** - Landlords who provide residential accommodation, as the person in control of the premises or responsible for 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.

**Paragraph 2.139** – Where a managing (or letting) agent is used, the management contract should clearly specify who has responsibility for maintenance and safety checks, including managing the risk from Legionella.

**Paragraph 2.142** – 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 all cold water storage tanks are compliant with Water Supply (Water Fittings) Regulations 1999)
- Setting control parameters (e.g. setting the temperature of Calorifiers to ensure water is stored at 60°C)
- Remove and redundant pipework to ensure stagnation does not occur in the domestic water systems
- Advise tenants to regularly clean and disinfect showerheads