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Have you advised your Landlords of their responsibilities with regards to Legionella?

As part of the Health and Safety Executive's ACoP L8 and HSG 274, all Landlords are required to provide Legionella Risk Assessments for their properties.

The extract below details the **required action** for **Landlords** and **Estate / Letting Agents** regarding Legionella safety as set out by the **Health and Safety Executive**.

Health and Safety Executive – ACoP L8 / HSG 274 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 redundant pipework to ensure stagnation does not occur in the domestic water systems.



For more information from Landlord News regarding this, please [click here](#).

Since 2013 Envirocure Ltd have been providing **Legionella risk assessments** to independent **Landlords** and **Estate / Letting Agents**, who are required to comply with their legal duty.

Envirocure Ltd is certified by the **Legionella Control Association**, which is the only recognised accreditation for Legionella control in the UK.

We have over 15 years' experience within Legionella control and have produced over 20,000 Landlord risk assessments.

To view more information about us and the services we provide, please visit our website www.envirocure.co.uk.

Discounted rates offered for Letting Agents Based against Standard Landlord costs

Landlords have a **legal duty of care** to ensure that the **risk to tenants of exposure to Legionella** is properly evaluated and that measures of control are put in place.

The cost offered by Envirocure Ltd to carry out a Legionella Risk Assessment to identify non-compliances within a property and recommend remedial actions is: -

LEGIONELLA RISK ASSESSMENT

£60.00* exc. VAT
FIXED COST

Fixed prices guaranteed

Due to the changes to the legislation, it is likely that most Landlords have not had a Legionella risk assessment carried out for their properties.

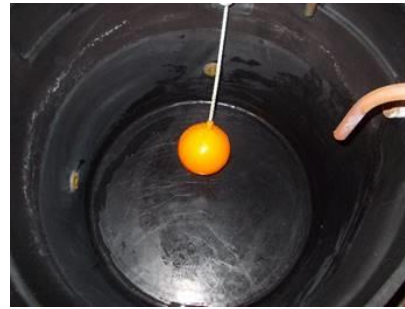
As such, it would be the perfect opportunity to address the items that are known causes of non-compliance alongside the risk assessment.

Cold water storage tanks within properties are one of the **most common causes of non-compliance** within water systems, as it is often the case that they have never been cleaned or subject to routine monitoring. These tanks can often harbour debris, sediment and scale, which are the **perfect breeding grounds for Legionella bacteria**.

Pictured below is an example of the common conditions found in water systems within domestic properties. A Legionella risk assessment would identify this as non-compliant and in need of cleaning.



Example of a Cold Water Storage Tank
BEFORE Cleaning and Disinfection



Example of a Cold Water Storage Tank
AFTER Cleaning and Disinfection

Another common issue within water systems is contaminated shower heads. When showers become dirty and scaled, the risk from Legionella bacteria increases. This is due to the presence of known Legionella food sources and the increased risk of atomisation of contaminated water particles due to excess scale on shower heads.



Example of a Shower
BEFORE Cleaning, Disinfection and Descaling



Example of a Shower
AFTER Cleaning, Disinfection and Descaling

Envirocure Ltd recommends that a Legionella risk assessment, cold water storage tank and shower clean and disinfections are carried out on each property for existing tenants, and prior to habitation by new tenants.

The cost offered by Envirocure Ltd to carry out a Legionella Risk Assessment to identify non-compliances and recommend remedial actions, and the clean and disinfection of all domestic cold water storage tanks and all shower heads and hoses at a property during one visit is: -

**LEGIONELLA RISK ASSESSMENT PLUS A
CLEAN AND DISINFECTION OF THE COLD
WATER STORAGE TANKS[†] & SHOWER
HEADS AND HOSES**

£120.00* exc. VAT
FIXED COST

All cold water storage tank clean and disinfection works are certificated and carried out in compliance with the Legionella Control Association's code of conduct.

At the same time the Legionella Risk Assessment is undertaken, Envirocure Ltd can help with some common remedial actions designed to lower the overall building risk classification. Examples of this include the fitting of tank insulation, lid vents and overflow screens. These items are all low value, and would only be charged for when needed and fitted. Please see our Risk Assessment Recommendations & Remedial Rates sheet for more information.

Testimonials

Ian Gibbs Chartered Surveyors, Estate & Letting Agents

"Thank you to all of your team for all the work you have carried out. We have already recommended you to other agents."

The Country House Company Estate & Lettings Agent

"Just a quick note of thanks to Andy and his team for co-ordinating the Legionella testing and preparing the reports and invoices on all our managed properties. What potentially could have been a tricky process with our houses widespread turned out to be hassle free. Envirocure were accommodating to our needs, flexible, courteous and true to their quote. Marishelle and I enjoyed working with Andy and Shane and would have no hesitation in recommending Envirocure."

Laing Bennet Estate & Lettings Agent

"Envirocure are very polite and efficient. All reports follow within a reasonable time once works have been completed. I would definitely recommend Envirocure to other agents"

Regal Lettings & Property Management

"We started using Envirocure's services in 2015 for carrying out Legionella risk assessments and remedial works for our properties. For the jobs we have used them on they have been professional, efficient and extremely informative and we wouldn't hesitate to recommend them to anyone."

Ciaran Neenan Independent Landlord

"I have used Envirocure recently to deal with the compliancy checks on my rented properties and can say that they provided a professional and efficient service. I would clearly recommend them."

* All prices are per individual property and are exclusive of VAT

† Envirocure Ltd pass the responsibility for the tank and associated pipework back to the Landlord when the property is left and recommend the client inspects the tank and services on the completion of works to ensure no leaks have occurred

Make contact with us today to take advantage of our fixed prices!

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