

Legionella Risk Assessments

DOMESTIC RENTAL PROPERTIES

1st June 2015

INTRODUCTION

In 2013 the amended Approved Code of Practice (ACoP) L8 4th Edition was published by the HSE. It details the need for Landlords or their agents to protect tenants against the risks of Legionella and Legionnaires Disease. Our recent enquiries have however found that there are still many domestic landlords and agents not fully aware of the **legal duty** to undertake Legionella Risk Assessments and the potential implications if ACoP L8 is not adhered to fully.



THE REQUIREMENTS

According to the HSE, in summary the law requires that these proportionate and practical actions are undertaken:

- Identify and assess sources of risk
- Manage the risk
- Prevent or control the risk (HSG274, Para 2.142 lists the simple control measures that should be put in place)
- Regularly check that the control measures are effective in case anything changes in the system.

WHO CAN CARRY OUT RISK ASSESSMENTS

The HSE has advised us that only the Courts can give an authoritative interpretation of the law, but the onus is on the duty holder to ensure that the undertaker of the Legionella Risk Assessments are:

- a '**competent**' organisation or individual.
- sufficiently knowledgeable of the tasks to be undertaken and the risks involved.

The HSE's definition of '*competence*' is that the company or individual has the experience and ability to carry out their duties in relation to the tasks, to recognise their limitations and take appropriate action to prevent harm to those carrying out work, or those affected by the work. Competence develops over time. Individuals develop their competence through a mix of initial training, on-the-job learning, instruction, assessment and formal qualification.

When selecting an assessor, serious consideration should be given to the potential implications to a person's health and your subsequent liabilities if the guidance supplied by ACoP L8 4th Edition is not implemented to a satisfactory standard.

WHY GREENFROG ENTERPRISES

As should be expected, Green Frog Enterprises Limited is a registered UK company (Company Number 08636763) and it holds comprehensive insurance cover including Public Liability and Professional Indemnity. The company utilises the experiences of its Directors, Shareholders and operatives so as to ensure that we offer a quality domestic Legionella Risk Assessment service. Many of the skills and specialist equipment have been obtained whilst working within the medical disinfection industry and within commercial water treatment. They enable us to accurately identify, assess and treat potential Legionella concerns and maintain a high service standard at an affordable price.



OUR ASSESSORS

Green Frog's assessors undertake independent and professionally accredited training in Legionella and Legionnaires Disease awareness. In addition, we place them through an internal comprehensive training program designed specifically for the domestic market by our Director Darren Magee Snr FInstLM ASEE DEM, who is a former Senior Estates and Facilities Consultant and is currently an Authorised Person (Decontamination) within the NHS. Our procedures ensure that all our representatives provide a competent and professional service focused on fulfilling our duties to our clients and ultimately to the tenants.

OUR SERVICES

We currently provide client services within the North East and North West of England.

We are able to tailor our services to meet your specific needs. Our services include supplying a standard Legionella Risk Assessment accompanied by recommendations, supplying live on-site CFU (Colony Forming Unit) counts providing peace of mind to you and your tenants as to the water quality and the treatment of specifically identified risks.

For further details and specifically tailored proposals, please contact Ben Patmore.

