

## What if things go wrong?

In England and Wales, legionnaires' disease is notifiable under the Health Protection (Notification) Regulations 2010

HSE or local Environmental Health Officers may be involved in the investigation of outbreaks, their aim being to pursue compliance with health and safety legislation.

The local authority, Proper Officer or Environmental Health Officer acting on their behalf will make a visit for public health reasons, often with the relevant officer from the enforcing authorities (ie HSE or the local authority) for health and safety reasons.

Any infringements of relevant legislation may be subject to a formal investigation by the appropriate enforcing authority.

Sourced from:  
[www.hse.gov.uk/hsg274part2](http://www.hse.gov.uk/hsg274part2)

### The Laws that apply are as follows:

**Health & Safety at Work Act 1974**  
**COSHH Regulations 2002**  
**Management of Health & Safety at Work Regulations 1999**

The Health & Safety Executive have produced an Approved Code of practice as guidance on complying with the laws:

"Legionnaires' disease: The control of Legionella bacteria in water systems (L8)"<sup>[1]</sup> or  
HSE ACop L8 & Guidance HSG 274 2013

This Code has been approved by the Health and Safety Executive, with the consent of the Secretary of State. It gives practical advice on how to comply with the law.

**If you follow the advice you will be doing enough to comply with the law in respect of those specific matters on which the Code gives advice.**



**System Care**

To arrange your  
**Legionella Risk Assessment**

Email: [Info@systemcare.wales](mailto:Info@systemcare.wales)

**Mobile: 07989 698979**

**Or**

Contact your Letting Agent



**System Care**

## Legionella Help & Guidance For Landlords

**Current Health & Safety Laws require Landlords to carry out Legionella Risk Assessments.**

Landlords who provide residential accommodation have a legal duty to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled.

Legionella is a bacteria which causes the potentially fatal Legionnaires Disease  
The bacteria is found in  
Domestic Hot & Cold Water systems

**We can help you to comply with the law.**

**(See inside for more details)**

## What You Must Do...

*Carrying out a risk assessment is your responsibility.*

You may be competent to carry out the assessment yourself but, if not, you should call on help and advice from either within your own organisation or from outside sources.

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.

**All water systems require a Risk Assessment...**but not all systems require elaborate control measures.

We can help...

**SYSTEMCARE  
Wales**



**Working with your Managing Agents,  
we can carry out your  
Legionella Risk Assessment duties**

**Simply call us to arrange an  
appointment**

**The law requires simple, proportionate and practical actions to be taken**

including:

- Identifying / assessing sources of risk
- Managing the risk
- Preventing or controlling the risk
- Periodically checking that control measures are effective

## Legionella Risk Assessment

Our System Care Risk Assessor will categorise the risk, as well as highlighting any control measures required. We will also advise on the requirements (if any) for future reviews

If the Risk Assessment shows the risks are low and are being properly managed to comply with the law, no further action may be required.

It is important to review the assessment periodically in case anything changes in the system.

**Simple control measures can help manage the risk of exposure to legionella and should be maintained, such as:**

- Flushing out the system before re-letting
- Avoiding debris getting into the system
- Setting control parameters
- Removal of any redundant pipework
- Advising tenants to regularly clean and disinfect showerheads



## Information and Reporting

Landlords should inform tenants of the potential risk of exposure to legionella and its consequences.

Landlords must advise on any actions arising from the findings of the risk assessment, where appropriate.

Tenants should be advised to inform the landlord if the hot water is not heating properly or if there are any other problems with the system, so that appropriate action can be taken.

Tenants should be advised to regularly clean & disinfect shower heads

Landlords must identify sources of risk within the Hot & Cold Water system

Temperatures, Cleanliness, Flow and Throughput and Storage of water are all factors which could support the growth of Legionella bacteria.

**A System Care Legionella Risk Assessment will assist you to comply with the law. We will handle all of these items on your behalf. We also produce an Information Sheet containing relevant advice for your Tenants.**

Simply contact us directly or via your Letting Agent's Office to arrange our Assessment Inspection

**System Care**  
Cardiff CF5 6SD

Tel: 079 8969 8979  
Info@systemcare.wales



**System Care**