



### What is Legionella

Legionella is bacteria which can cause the potentially fatal Legionnaires' or Pontiac diseases. The bacteria



### Where is Legionella found

Legionella is a natural bacteria found in any water system but below 100ppm it offers no risk to humans. When the water temperature is between 20 and 47°C and there is nutrients, rust, sludge or scaling, then the bacteria will grow, and at an alarming rate. When aerosolised as in showers, the bacteria can be breathed in and cause Legionnaires disease.



### What is Legionnaires Disease

Legionnaires Disease is a pneumonia like illness caused by the Legionella bacteria and can be fatal in up to 1 in 3 cases. The infection is caused by breathing in airborne droplets of contaminated water from showers, whirlpool spas, water spray, cooling towers, etc.

## What is the Law?

The Health and Safety Executive (HSE) has released a revised Approved Code of Practice - *Legionnaires' disease: The control of legionella bacteria in water systems*.

The code underlines legal requirements for landlords and managing agents or employers to ensure that a risk from exposure to legionella from all water systems in residential rental premises or commercial buildings is controlled. The Risk assessment must be undertaken by a competent person qualified to undertake Legionella Risk Assessments and it must identify and assess potential sources of exposure. These Risk Assessments should be undertaken every two years or sooner if a system is replaced or changed e.g. new boiler, and records must be maintained for five years.

Any water system that has the right environmental conditions could potentially be a source for legionella bacteria growth. There is a reasonably foreseeable legionella risk in your water system if:

- water is stored or re-circulated as part of your system
- the water temperature in all or some part of the system may be between 20–45 °C;
- there are deposits that can support bacterial growth, such as rust, sludge, scale and organic matter
- It is possible for water droplets to be produced and, if so, if they can be dispersed

## What is ResCom able to Offer?

ResCom using City And Guilds tested assessors offer professional Water and Legionella Risk Assessments and Sample Testing to ensure compliance with current UK regulations including Health & Safety at Work Act and the COSHH regulations.

If contamination of a system is discovered we are able to clean and disinfect the system until the bacteria has been reduced to the acceptable max level of 100ppm. Once removed, or to prevent a build-up of the bacteria, ResCom offer a weekly flushing service whilst the property is empty.

The Risk Assessment will also provide a record log to capture the regular monitoring data that needs to be recorded, again ResCom can undertake this service for you

Call ResCom today on 01202 244339



### Landlord's Duty

**It is the Landlords responsibility** to ensure that tenants in their properties are safe of the potential risks of exposure to legionella and where appropriate, advice on future actions which may come from the result of the risk assessment.

Instances where a managing or letting agent is used, the management contract should clearly specify who is responsible for maintenance and safety checks, which now include managing the risk from legionella. If there is no contract or agreement in place, or it is not specified who has the responsibility falls on, the duty is then placed on whoever has control of the premises and the water system situated in it; this is usually the landlord.

**RESCOM**

84 Charminster Ave  
Bournemouth  
BH9 8SE

# What a Landlord needs to Know

## What can help legionella grow



Contaminated Cold water tank



Scaled Shower head



Combination tank that feeds a shower.

Cold water tank sits on top of hot tank  
thereby heating the cold water to over  
20°C, also hot tank expansion is into cold  
tank

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## Risk Management

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