

Legionella Risk Assessment - Why it is Important to Update Your Assessment

Fortunately, the Legionella Control Ordinance (L8) does not set a deadline for reviewing your legionella risk assessment. In the past, guidance stated that a risk assessment needed to be reviewed every two years. However, the current guidance recommends that the risk assessment is a "living document." It must be reviewed on a regular basis to ensure that its findings are accurate. Here are some examples of reasons why a risk assessment should be updated regularly.

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If you are planning to change your water system in the future, you need to carry out a legionella risk assessment. The HSE's L8 Code of Practice outlines how to conduct a legionella risk assessment. Failure to comply with this code has resulted in tragic incidents and substantial legal and financial consequences. Therefore, it is crucial to prepare your system for legionella risk assessments in advance to minimise disruption and ensure an accurate assessment.

Even if you are renting out your private rental property, it is important to conduct a legionella risk assessment. This is because older buildings tend to have complex hot water systems and dead legs. Even if your chances of contracting legionella disease are low, it is crucial to keep the water supply clean and safe for tenants. In addition to performing legionella risk assessments, you need to keep records of your ongoing remedial work. To do this, you can use legionella risk assessment software such as uRisk.

A legionella risk assessment is essential if you are concerned about the spread of Legionella bacteria in your water system. It creates awareness about the disease and how to protect yourself. A risk assessment will examine your water system and identify areas where the bacteria thrive. If it is prone to growing and thriving in stagnant water, you should take measures to prevent it from happening. If your water system is not clean, the risk of legionella spreads exponentially.

<https://www.envirisk.co.uk/legionella-risk-assessment-york>

A legionella risk assessment should take into account the hot and cold water systems and any potential sources of contamination. Landlords have a legal obligation to assess the risk of Legionella in their properties. Thankfully, this process is relatively simple and straightforward. Landlords should understand the risks associated with legionella colonisation, so they can implement preventative measures to minimize the risk. There are also other reasons why landlords should consider legionella training for their staff.

A legionella risk assessment ensures that the water systems are thoroughly evaluated for legionella, and an effective management strategy is developed. Although legionella risks are not common, they should be managed carefully to protect the health of all occupants.

Furthermore, legionella risk assessments are a legal requirement and good practice. If your water supply is situated offshore, it can provide the perfect breeding ground for the legionella bacteria.

Legionella can live in residential buildings as well. Although most legionella laws are aimed at businesses, it is present in any establishment with hot and cold water systems. Generally, private residences pose a low risk of legionella because their water systems are not as

complex as those of businesses. They also allow water to flow continuously through the system. These factors make legionella a serious threat to the health of residents.