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Commercial Property Guide

Beware Not to Fall in the Trap of Breaching Regulations in Relation to Legionnaires Disease



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Legionnaires Disease is a fatal form of pneumonia which is caused by the breathing in of contaminated water containing Legionella.

There is HSC approved Code of Practice on the Control of Legionella in water systems. This affects any business where water is used or stored, for example:

- Leisure centres
- Hotels
- Care homes
- Schools
- Colleges
- Commercial manufacturing
- Distribution

Landlords need to be aware as, together with employers, they will be considered duty holders. A duty holder is anyone who is in control of the property.

It is imperative that a risk assessment is commissioned, this applies to both commercial property and tenanted residential property. Landlords, whilst not obliged to keep a record, may wish to do so for their own purposes.

Failure to do so could be a breach of the Management of Health and Safety at Work Regulations 2002.

Band Hatton Button will be pleased to advise upon the legislation.

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