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solutions

# The Simple Guide to Legionella Risk Assessments and Primary Water Services

What The Law Says You MUST Do

Everything you need to know in  
one handy guide.

The Independent experts in Water Hygiene Risk  
Management, including Legionella Risk Assessments,  
Consultancy and Control

## What is a Legionella Risk Assessment?

A Legionella Risk Assessment is a comprehensive survey during which a building's entire water system is inspected to determine the risks associated with Legionella bacteria colonisation and any conditions that can promote bacterial growth.

Once the survey is complete, a report is produced outlining remedial actions or recommendations to prevent, minimise and control the risk of Legionella.

A Legionella Risk Assessment should be reviewed on a regular basis with a minimum recommended industry standard of at least every two years. The document should also be reviewed regularly particularly when there have been changes to the original circumstances such as changes to the water system, changes to the use of building or changes in legislation.

## Do you really need a legionella risk assessment?

The short answer is a definite 'YES!'

No matter how big or small your premises, if you have water systems in your workplace then you have a legal obligation to assess them for the risk of legionella.

Not only that, for what it costs for an adequate legionella risk assessment, it should be considered insignificant in relation to the costs involved should an outbreak of Legionnaires' disease occur at your site.

The legal requirement for conducting a legionella risk assessment is defined under the following legislation:

- > The Health and Safety at Work Act 1974
- > Management of Health and Safety at Work Regulations 1999
- > Control of Substances Hazardous to Health Regulations 2002 (COSHH)

The Health and Safety Executive (HSE) is the Enforcing Body, who will undertake any prosecution under the relevant legislation with regards to legionella infection and they have produced a document called the Approved Code of Practice and Health & Safety Guidance 274 (ACOP).

The ACOP gives clear guidance on how to achieve compliance to the legislation and details your legal requirements with regard to legionella risk assessment and states that all employers, business owners and building operators have a duty under the Health and Safety at Work Act 1974 to protect their employees and the public from harm. As a consequence, almost all businesses and public use buildings require a Legionella Risk Assessment.

If you are in charge of a business or public sector premises where staff or public have exposure to water you must put in place:

- (a) a detailed legionella risk assessment to identify and assess potential sources of risk,
- (b) a written plan giving advice on suitable precautions to control the risk of Legionella
- (c) a person to implement and manage the written scheme
- (d) a log book, updated regularly with detailed records.

### **IMPORTANT: Failure to comply with the legal requirements surrounding Legionella can result in prosecution.**

If you choose not to follow the HSE's ACOP, and do not have a legionella risk assessment in your work place you may be exposed to risk of prosecution should an outbreak or situation develop in your building. The simple, fast & low-cost answer to prevent this is to arrange for a risk assessment as soon as possible.

If you are unsure about the requirements in your particular circumstances feel free to call us for a friendly, no-obligation chat on 08450 522711

## Why should you choose Primary Water Solutions for your Legionella Risk Assessment?

There is an increasing number of companies in the UK offering Risk Assessment services which makes it more important than ever to know that you are getting the best, most comprehensive service from professionals who know the water control industry inside out.

Before hiring any company for risk assessment clients should be sure they offer the following as standard...

- > Detailed list, schematic drawings & photographic evidence of all 'at risk' plant and areas of non-compliance
- > A List of Recommendations & Remedial Actions
- > Schedule for on-going monitoring
- > An Executive Summary

It is our aim to ensure you leave the process not only with full legal compliance but also with a clear understanding of the risks present in your building together with a practical and understandable plan to overcome and control them.

## How much does a Legionella Risk Assessment cost?

Our charges depend on the type and size of water systems within your premises. You'll find our prices extremely competitive with other providers and you'll find our service second to none. The best thing to do is call us for a quick, informal chat. We'll give you a free, no-obligation quotation there and then.

## How long does the work take?

Again, this is dependent on the size of your premises but we are normally able to complete a risk assessment within a few hours during the working day with little or no disruption to your normal business practice.

## Do you offer any kind of GUARANTEE on Legionella Risk Assessments?

Actually, yes we do. Primary Water Solutions strives to provide the BEST water control and monitoring service in the UK and we guarantee you will be completely satisfied with our services:

If you are dissatisfied or unhappy with ANY aspect of our work on completion of the Risk Assessment we will refund your fee in full.

We specialise in providing a comprehensive Legionella Risk Assessment service for a wide range of private, business and public sector buildings throughout the UK including:

- > Schools & colleges
- > NHS hospitals and health centres
- > County Councils
- > Landlords
- > Working alongside Facilities Management Companies, Health and Safety Companies and Managing Agents.
- > Private Organisations

We also offer FREE TRAINING on the risks associated with Legionella and what you can do to minimise them at your site or organisation.

**For an informal, no-obligation chat about the implications of legionella risk assessment at your site, please call us on 08450 522711 or email us on [info@primarywatersolutions.com](mailto:info@primarywatersolutions.com)**