Tu Nguyen Management Limited

Legionella Factsheet

Agency Details

Tu Nguyen Management
c/o Benison Solvers Limited
1000 Great West Road
Brentford
Middlesex
United Kingdom
TW8 9DW

Emergency During Office Hours

Message Mina, the Property Manager in the first instance and follow up with call: 07383484884

Emergency Outside Office Hours

0121 468 3100

What is an emergency?

https://tinyurl.com/TNMOutofHours

WHAT IS LEGIONELLA?

Legionnaires' is a pneumonia-like disease commonly caused by the inhalation of small droplets of contaminated water.

WHAT MUST LANDLORDS DO?

Landlords must assess and control the risk of exposure of tenants to legionella to ensure the safety of their tenants, but this does not require an in-depth detailed assessment.

The Management Agency can support this. Where a formal assessment is required, then a quote can be obtained from a contractor.

Control measures can include:

- Flushing out the water system before letting the property.
- Ensure cold water tanks have a tight lid to stop debris getting into
- the system.
- Setting control parameters to ensure water is stored at the

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- correct temperature.
- Remove any unused pipework.

COMMUNICATION
Tenants should be kept informed of any control measures and tell the landlord or Management Agency if problems occur with the water system or if the water is not heating properly. Legionella risks and information is provided to tenants at the check in stage.

NB: The hot water should be set so that the water is heated up to 60°C. Tenants should be advised to not interfere with the settings on the boiler or hot water system.

WHAT CAN TENANTS DO?
On returning to the property after a period of absence (such as a holiday or student accommodation left empty) tenants should run all taps for at least two minutes.

Where showers are installed at the property and used regularly the risks are reduced. However, tenants should be advised to regularly clean showerheads.

WHAT WILL THE AGENCY DO?
Where reasonably practicable, a Letting Agent or Property Manager will:

Viewings
At every viewing close the lid and flush any toilets that are accessible.

Check-In
At every Check-In when a new tenant moves in:

- Flush any toilets with lid down that are accessible;
- Ensure that the boiler water temperature is set to minimum 60 degrees celsius;
- Ensure all water outlets have been run for 60 seconds at check-in or immediately prior;
- HMOs - record hot and cold water temperature of outlets in the room being let only;
- Single Lets - record hot and cold water temperature of outlets in all rooms;

Inspections
At every Inspection of a HMO:

- Flush communal toilets with lid down that are accessible;
- Ensure that the boiler water temperature is set to minimum 60 degrees celsius;
- HMOs - record hot and cold water temperature of outlets in communal areas;

TU NGUYEN
PROPERTY PROFESSIONAL
07825 210 968
Tu@Rooms2RentBirmingham.co.uk
Birmingham, UK
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At every Inspection of a Single Let:

- Ensure that the boiler water temperature is set to minimum 60 degrees celsius.

TESTING

Most landlords can assess the risk themselves and do not need to be professionally trained. However, landlords can arrange for a competent person to carry out the assessment if they wish.

NB: The Health and Safety Executive (HSE) does not recognise a 'Legionella test certificate' and health and safety law does NOT require landlords to obtain or produce one.

RECORD KEEPING

Records of any assessments should be kept and follow up checks need to be carried out periodically, such as when undertaking the annual gas safety check or routine maintenance visits.

MORE INFO

Health & Safety Executive
hse.gov.uk/legionnaires

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