

Home of the week  
in association with:**Cozens-Hardy** LLP  
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Brief-Case

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## Legionnaires' disease

I am a landlord with several residential properties and one commercial unit. My letting agent recently told me that I might need to have a risk assessment of my properties for Legionnaires' disease. What are my duties please? Has there been a recent change in the law?

The legal duty for landlords who provide residential accommodation to assess and control the risks of exposure to Legionella to their tenants is not new. This requirement arises from the Control of Substances Hazardous to Health Regulations 1989; Section 3(2) of the Health and Safety at Work Act 1974 makes provision for the legislation to apply to landlords of both business and domestic premises.

Do these rules apply to me?

The Health and Safety Approved Code Of Practice applies to any business where water is stored or used. The code states that the rules apply to buy-to-let properties and also to the commons parts of dwellings. The "duty holder" who is in control of the premises (eg the landlord or employer) should have a risk assessment. Not to do so may breach the Management of Health and Safety at Work Regulations 2002.



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Should I ask my letting agent to arrange an assessment? What does this involve?

In most residential settings, a simple assessment may show that the risks are low and no further action may be necessary.

Are there any precautionary measures I should take?

Simple control measures can help control the risk of exposure to legionella, such as:

- flushing out the system prior to letting the property
  - avoiding debris getting into the system (eg ensure the cold water tanks, where fitted, have a tight fitting lid)
  - make sure any redundant pipework identified is removed
- Tenants should be notified of any control measures eg to clean showerheads and to inform the landlord if the hot water is not heating properly. Water should not be allowed to stagnate within the water system. There should be regular checking of dwellings which are empty for long periods (eg student accommodation left empty over the summer holidays).

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renovated by the couple. It is entered via a central reception hall, which is especially spacious and immediately exudes understated elegance through its limestone flooring and beautiful staircase, which sweeps up past a great picture window to a long galleried landing. All the main reception rooms on the ground floor embody an incredible sense of space and light, with high ceilings, enormous windows and very generous proportions. There is room to entertain, relax and simply soak up the glorious views. At the heart of the house is a fabulous family area, created by Neil and Treza when they removed a wall between the kitchen and an adjacent room. They found an old fireplace behind plasterboard in here, had a log-burner fitted and created a sitting room area.

The large kitchen dining room has been decorated in a stylish grey and features a four-oven, oil-fired Aga, together with a central

island unit, granite work surfaces and Smeg integrated appliances; a row of original servants' bells can still be seen above the kitchen door. Arranged symmetrically either side of the front door are the formal Georgian reception rooms, both with working fireplaces, high ceilings and floor-to-ceiling sash windows with original wooden shutters. One gives on to a conservatory, which looks out across the lawn and down towards the woodland. Six bedrooms and three bathrooms can be found on the first floor of Margareta House: one of these is the beautiful master bedroom, which again takes in fabulous far-reaching views. This has been exquisitely decorated, featuring a beautiful wallpaper from Miss Print. It leads through into a truly spacious en suite bathroom, with a free-standing, nickel bath bought by Neil and Treza in India. Beyond the bathroom is a dressing room. Two children's bedrooms, one of which features an exciting wall of three

built-in "pod" beds, share a Jack-and-Jill bathroom. Also on this level is a recently refitted family bathroom and a guest area, where a bedroom or sitting room has its own kitchenette. Here there is also access to the loft which (subject to the relevant planning permission) could hold scope for conversion. There is so much to enjoy about Margareta House as it is- and so much scope for it to be developed further. The couple are currently rebuilding the pool room and the grounds are in a constant state of evolution. A large pond was recently dug out and is now home to all sorts of wildlife and the recently installed camping pod has given the children hours of enjoyment. This magical corner of Norfolk has brought pleasure to its owners for centuries and it continues to do so. Margareta House has certainly brought great joy to the Jordans and no doubt it will continue to excite and enthral others who will live here too, well into the future. \*Margareta House is being marketed by Jackson-Stops and Staff at a guide price of £1,650,000.

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