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**InventoryBase backs risks assessments for Legionnaires’ disease**

Property inventory and inspection reporting software, InventoryBase, is highlighting the need to ensure that mandatory risk assessments for minimising the risk of Legionnaires’ disease are carried out, as fears grow amid recent outbreaks across the globe.

The subject of risk assessments for Legionella has been prompting debate ever since the onus was placed on landlords to assess and control the risk of exposure to Legionella bacteria including taking reasonable preventative measures by the Health and Safety Executive (HSE) in 2013.

Yet the discussions reached a new peak when New York was rocked by the disease in this summer (2015), when the 2012 Edinburgh outbreak also re-entered the news this summer and again after the bacteria (which causes the disease) was recently being discovered at a hospital in Ireland.

Since July 2015 there has been 121 confirmed cases in New York along with 12 deaths. The Edinburgh outbreak, linked to cooling towers, saw 92 cases confirmed and claimed the lives of four people demonstrating that the disease is not just limited to the commercial sector.

Managing director Steve Rad said: “Many people within the rentals sector believe that risk assessments are a waste of both time and money. There are also many unqualified individuals who have jumped on the bandwagon to offer cut-price and in many cases, low quality, risk assessment services.

“There are undoubtedly landlords who see such assessments as little more than another way in which letting agents can make some cash. However, it’s a fact that an outbreak can have serious and potentially life-threatening consequences.”

InventoryBase is offering a new inspection format/template allowing landlords and letting agents to book in a specific type of inspection and apply the special template.

Siȃn Hemming-Metcalfe, property industry expert and director of The Metcalfe Partnership, commented: “The Health and Safety Executive approved code of practice calls for all landlords to carry out a Legionella risk assessment which, if they are capable and feel competent of doing so, can be completed themselves. If not, they should (are expected to) employ the services of a professional or competent individual to carry out the assessment on their behalf. If landlords or letting agents think assessments are not required or that a £20 one page report or the much referred to ‘certificate’ (which is not a requirement) will provide any level of protection they are mistaken.

“Anyone engaging risk assessment professionals should ensure they that check out the company or individual’s insurance documents and confirm that they are qualified and competent to do the job properly. The law is clear that if you are a landlord and rent out your property (or a room within your home), you have legal responsibilities to ensure the health and safety of your tenant.”

New York has taken this matter very seriously and has recently passed a new law designed to stop the spread of Legionnaires’ disease and prevent future outbreaks which include the requirement for regular inspections, together with sanctions for those who fail to comply.

The New York Mayor, Bill de Blasio, believes that the Legionnaire’s risk has been underestimated ‘for too long’ but that the problem would now be dealt with aggressively.

As our understanding of the Legionnaires disease grows then it can only be a matter time

before the HSE rigorously enforces the code of practice (L8) and those providing reportsheld to account if an outbreak occurs or worse.

InventoryBase was designed to make creating, scheduling and comparing property inventory and inspection reports in the field as fast and streamlined as possible. A complete end-to-end solution, the software allows the user to create detailed inventories, check ins, check outs, inspections and risk assessments including photos, numbered and referenced to make it clear for readers and provide that all-important evidence trail.

With an ‘easy to use and view’ booking system, it’s fully customisable and will slot right into an individual or companies existing workflow.

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**Notes to editors:**

www.inventorybase.com

**InventoryBase key benefits:**

* Complete detailed or quick inspection reports effortlessly on-site without an Internet connection
* Inspections can be signed and delivered before leaving the property
* Single user or multi-user, with tools to manage diaries and maximise productivity
* Protect both landlords and tenants throughout the tenancy lifecycle
* Customisable for all types of property inspections and workflows
* Integrates with any third party application

**Reports available include:**

* Inventory
* Check In, Check Out
* Interim/Regular Inspections and Updates
* Quick Property Check-ups
* Legionella Risk Assessments
* Custom inspections
* All with attachments such as photos, videos, documents and any other supporting notes, including meter readings, keys and utilities.