



HBI

Healthy Buildings International

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NEWS  
UPDATE



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# PUT YOUR BUILDING'S HEALTH ON RECORD!

Today it is no longer enough to ensure that your environment is safe, *you must also be able to inform key audiences of the fact.* Increasingly, you need to keep an up-to-date record of your building's health. And now, there's a better way to do just that ...

HBI has launched a brand new service, RecordsForBuildings.com, which enables you at all times to keep an accurate record of all aspects of both health and safety in your working environment, in a secure web-based data repository system. By simply accessing your records via a password which *you* allocate, staff, contractors, Government officials, inspectors, the Fire Service and others can then have recorded access to the information they need, saving you considerable time and inconvenience.

## Widespread interest

Such are the advantages of web-based records that RecordsForBuildings.com has already attracted widespread interest. Even at this early stage, a number of our clients have asked us to apply the new scheme to their property portfolios, and we look forward to reporting on their progress in the forthcoming months.

## Instant accessibility

The safe management of asbestos is just one reason to keep quickly accessible data. Recording assessments of legionella risk is also essential. Disability access is another important subject and is among the many areas we address at HBI. How accurate and easily accessible are *your* records?

## RecordsForBuildings.com

Another advantage of this web-based system is that it enables you to implement a full system of control for legionella, in proper accordance with the rules and requirements of the ACoP L8, including records of testing. It even tells you if your results are within the required parameters.



## A comprehensive record

Your web records would include everything key audiences may need to know, for example, where hazards have been noted, what recommendations were made, what action was taken and what control precautions have been implemented.



## e-Learning, another advantage

It isn't just record-keeping that places a huge demand on your resources; there is also a tremendous need for training. Traditionally, this has been expensive and time-consuming. Not any longer!

RecordsForBuildings.com can give you access to our unique e-Learning packages, so you can train your people more cost-effectively. The administration facility built into the training packages will also provide you with a complete record of all training anywhere in the world, at the touch of a button. Ask about our e-Learning packages for Asbestos, Legionella, Display Screen Equipment, Office Health & Safety, Fire Safety and a host of other subjects.

HBI is fortunate to have Praxis42 as a partner in this venture, one of the UK's leading companies in the field of occupational health and safety, with in-depth experience of web-based record-keeping and training solutions.

For more information, please call or simply log on to:

[RecordsForBuildings.com](http://RecordsForBuildings.com)

# HBI

HEALTHY BUILDINGS,  
HEALTHY PEOPLE

- Indoor Air Quality Inspections
- Legionella Surveys and Risk Assessments
- Proactive Monitoring Programmes
- Health & Safety Risk Assessments
- Occupational Health and Safety
- Asbestos Identification and Monitoring
- Noise Risk Assessment
- Accident Prevention
- Mould and Moisture Inspections
- Potable Water Monitoring
- Pre-Occupancy Surveys
- Food Hygiene and Safety
- Analyses of VDU Workstations
- Odour Investigations
- Disability Access Audits

# IT IS THE DOSE THAT MAKES THE POISON

The effect on health of toxic moulds within indoor environments has created a field day for the press since a recent case in America: approximately a dozen children became seriously sick and at least one died after severe flooding affected their homes, resulting in the proliferation of mould. Journalists reached near hysteria, using the word 'toxic' to predictable alarm. However, the US Center for Disease Control has since reported serious shortcomings in the data supporting the case.

At HBI, it is our firm view that exposure to moulds in buildings is unavoidable, and it is vital to be able to associate the presence of moulds with a properly objective measure of effect upon health. We hold by the old industrial maxim that "It is the dose that makes the poison" (the title of a book by Alice Ottobini, a 20-year veteran of the California Department of Public Health). The volume concludes that there is a relationship between

high levels of toxic mould and adverse health effects, but no compelling evidence that low levels of the kind to be found in most buildings are a risk.

HBI certainly does not support the scare tactics and the sensationalism so common in the press. Our concern with moulds inside buildings rests upon the ample and also undeniable evidence that such moulds may trigger allergies or exacerbate the condition of



*Aspergillus niger*

those suffering from asthma, for which reason they should not be tolerated.

Please ask for details of our mould and our moisture inspections, and about what constitutes a sound remedial plan. What makes such a plan increasingly good sense is that insurance companies are now becoming more and more reluctant to include indoor moulds under their buildings insurance cover.

## New Guidance on Legionella Control

The Health and Safety Executive (HSE) has just published a new guide with essential information for providers of residential accommodation. The Guide contains important facts on how to control the risk of legionella bacteria.

Hanover Estates – with around 11,000 retirement housing dwellings – are among many companies who are addressing the latest legionella rulings. The company has brought in HBI to ensure the safety of its residents and staff. "HBI is carrying out surveys and risk assessments, and providing advice on precautions in accordance with the revised



Approved Code of Practice" said Martin Whale, the Technical Policy Director. "In some cases, our 11,000 homes are occupied by very vulnerable older people, so we have to take appropriate measures. The Code of Practice is something that housing landlords should take action to

comply with, as Legionnaire's disease can be fatal. We were very pleased by HBI's initial approach, and protecting our residents means appointing a company we can trust".

For the new guide, contact HBI or visit [www.hbi.co.uk](http://www.hbi.co.uk)