

jla.com

Housing

Proven mould compliance solutions

Tackle mould to protect your residents and keep properties safe.

We'll take care of it.

JLA



Safely navigate new regulations with JLA

We understand your first priority is taking care of your residents and properties. It's why ours is making sure you can navigate the legislative and regulatory changes that affect your housing association.

After 15 years of developing trusted disinfection systems for damp and mould, JLA is your ideal partner in mould compliance solutions. Today, we offer the advice and technology you need to tackle spores and damp in your properties, and protect your residents.

OTEX ozone disinfection: the natural solution to mould removal

JLA's portable OTEX room sanitisers use the natural disinfecting power of ozone to safely remove the bacteria that causes harmful mould.

In recent independent tests, these sanitisers were proven to reduce **surface mould spores by 92.4%** and **air mould spores by 68%**.

What's more, our room sanitisers meet the strict standards of the EU Biocidal Products Regulation and GB Biocidal Product Regulation framework, making us one of the UK's only suppliers able to prove that our sanitisers reduce mould.

OTEX room sanitiser: key features

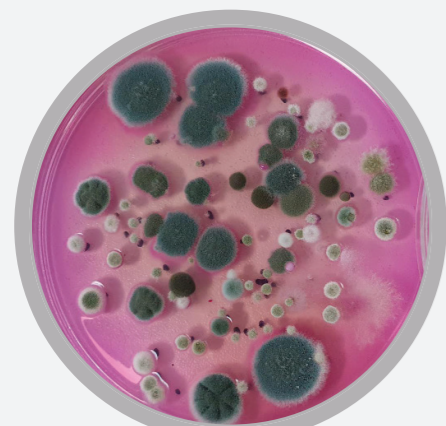
- ✓ **Fully automatic system**
including ozone generation and destruct.
- ✓ **Pre-programmed process cycles**
for ease of use and reduced operator error.
- ✓ **Meets EN 17272 standards**
for distribution and disinfection efficacy against a wide range of micro-organisms.
- ✓ **Safe Entry System (SES)**
allows accurate measurement of the ozone generation levels to verify disinfection, together with ambient ozone levels to confirm that the sealed and unoccupied room is safe to enter. Data is stored on an integral SD card for ease of access and audit proof of process.
- ✓ **Full risk assessment**
created in line with BPR requirements, plus training logs and commissioning certificates.
- ✓ **Optional air sampling**
with analysis and photos of before and after samples. Surface disinfection will also be carried out. Full report to be produced with all data for site included. All analysis carried out by an independent microbiological laboratory.
- ✓ **Deodorises the room**
and removes odours leaving the fresh, clean smell of ozone.
- ✓ **Reduces mould spores**
Mould samples can be taken before and after use to demonstrate the sanitiser has effectively reduced mould spores from the air within the room.

Our OTEX™ room sanitiser

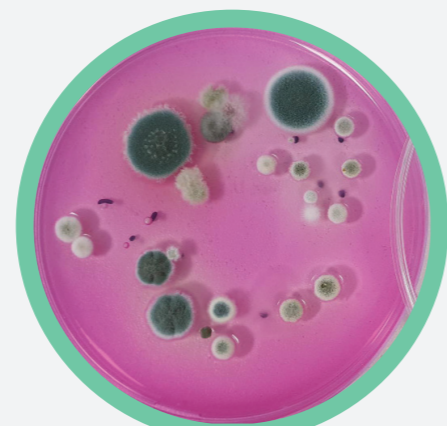
Delivering an extra layer of reassurance for you and your residents.

When used following your deep clean procedures, JLA's OTEX room sanitisers are proven to safely remove mould spores to deliver higher levels of protection for your residents, their pets, and your properties.

Housing associations and local authority landlords must now submit evidence to regulators to demonstrate that they have systems in place to identify and deal with damp and mould issues in their homes, and that they are addressing risks to their residents' health. To help you achieve disinfection, JLA's room sanitisers kill bacteria in the air and on surfaces in under an hour.



Before



After

Proven to remove
surface mould by
92.4%

Proven to remove
air mould by
68%

Keep your residents **safe.**

- ✓ **Quickly destroys bacteria**
efficient infection prevention.
- ✓ **Removes mould spores from the air**
leaving the fresh smell of ozone.
- ✓ **Clean and safe**
no dangerous chemical residues.
- ✓ **Short cycle times**
for the quick turnaround of rooms.
- ✓ **Portable machines**
easy to move from room-to-room.
- ✓ **Easy to use**
with pre-programmed room settings for max efficiency.
- ✓ **Robust**
sturdy design for reliable long-term use.
- ✓ **Cost-efficient**
no consumable or refill costs to manage.
- ✓ **Go/no-go indicator**
confirms when a room is safe to re-enter.
- ✓ **Thorough**
reaches areas routine cleaning simply can't.



EUOTA Membership

All JLA ozone products are supported under the EU Biocidal Products Regulation and GB Biocidal Product Regulation framework.

The EU Biocidal Products Regulation (528/2012) and GB BPR (January 2021) cover any biocide marketed in Europe and Great Britain. Both regulations are designed to guarantee a high level of protection for humans, animals and the environment by ensuring recognised standards are met. The regulation is particularly important where ozone products are being considered, in that anyone placing an ozone generator on the market claiming a biocidal application within the EU or GB must have their product authorised in line with the BPR.



“As is the case for any product placed on the market which claims disinfection, both JLA’s OTEX ozone laundry system and room sanitiser machines are subject to the Biocidal Products Regulation (BPR). We are supporting all of our products through these regulations and have assisted in establishing a dedicated trade association to meet them.”

Jackie Hook (CChem MRSC)
JLA Chemist



The new European standard EN17272

EN 17272 is the reference document for tests to be used by suppliers of automated airborne surface disinfection systems to claim defined antimicrobial activity.

The standard is based on the French standard NFT 72-281, but contains additional test requirements such as uniformity of biocide distribution, total airborne disinfection contact time, the specific microorganisms used and the test volumes of the enclosure.

Improving housing conditions

Michael Gove introduced Awaab's Law in February 2023 – an amendment to the Social Housing Regulation Bill. These new regulations mean that social landlords are fully accountable for the service their residents receive, and must investigate and fix health hazards including damp and mould within fixed timescales.

Following the tragic death of Awaab Ishak in December 2020 the government have committed to improving the quality of social housing. Landlords will now be fully accountable for the service they provide to their residents, resulting in a crackdown on damp and mould under new legislation in memory of Awaab.

On the back of this, on 9th February 2023, Michael Gove announced the introduction of 'Awaab's Law'.



What is mould?

Mould grows best in damp and poorly ventilated conditions. It reproduces by making spores which are invisible to the naked eye but are present in the air around us. Mould can grow quickly on surfaces where dampness persists, or water has formed.

What does the Law mean for housing associations?

Housing associations must investigate and fix serious problems within strict time limits.

Amendments to the Social Housing (Regulation) Bill now gives new powers to The Housing Ombudsman to help landlords improve their performance.

Housing associations must provide evidence to the Housing Regulator that they have systems in place to deal with damp and mould reports.

What does the Law mean for residents?

Greater reassurance that their own home is safe, decent and warm.

The new rules will form part of the residents agreement, so residents can hold landlords to account by law if they fail to provide a decent home.

A healthier home as landlords are required to fix reported health hazards within specified time frames.

The Housing Health and Safety Rating System (HHSRS)

According to the principles of The Housing Health and Safety Rating System (HHSRS), any dwelling (a flat, house, self-contained flat, bed-sit or room in a hostel or similar residential building) should provide a safe and healthy environment for someone to live in.

The HHSRS places a legal duty on landlords to assess and regularly review the condition of their properties to ensure they are safe and free from hazards.



We're here to help keep your residents safe

JLA provides an additional layer of reassurance following manual deep cleaning procedures to keep your properties free from mould, and your residents safe.

If requested, and to give you complete peace of mind, we can even take surface and air samples before and after use of the sanitiser, which allows you to see and demonstrates that our disinfection process reduces spores in the room.

We also have the ability to determine Total Viable Count (TVC), which includes all microbiological contamination present at the time of sampling. Once our sanitiser process has followed a deep clean, damp and mould wash, your association can assure residents that their property is safe. Any necessary building/remediation works must then be carried out in a timely fashion.

Why choose JLA.

Designed in collaboration with JLA's Head Chemist, Jackie Hook (CChemMRSC), our sanitisers allow your housing association to demonstrate compliance with all relevant legislation.

Over the last 50 years, hundreds of UK housing providers have trusted JLA to deliver and take care of the equipment they depend on. When you partner with us, you tap straight into that experience – and a team that's here to support you, 24/7.

Talk to our experts

We'll take care of it.

Over 22,000 organisations trust JLA to supply and look after their laundry, catering, heating and fire safety equipment.

Contact us today, and see how we can take care of it for you.

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