



Legionella Responsibilities

Last updated: 22.11.2025

What the Law Requires

Under the Health and Safety at Work Act 1974 and associated guidance, landlords must **assess and reduce the risk of Legionella bacteria** in rented properties.

A **formal professional assessment is not legally required** for most homes – landlords can carry out a simple risk assessment themselves.

Your Key Responsibilities

1. Carry out a Legionella risk assessment

Check:

- Hot and cold water temperature
- Condition of water tanks
- Heating system operation
- Stagnant water risks (unused outlets)
- Showerheads (risk of aerosol spray)
- Presence of old pipework

✓ Record findings in a simple written log.

2. Reduce risks with simple maintenance

You must ensure:

- Hot water reaches **50°C+** at outlets
- Cold water stays below **20°C**
- Showerheads are cleaned/descaled every 3 months
- Water tanks are insulated and covered
- Unused taps are flushed weekly

✓ Provide tenants with basic guidance.



3. Flush the system between tenancies

Before new tenants move in:

- Run taps for several minutes
- Flush showers
- Ensure the boiler and tank operate correctly

4. Address high-risk features

Higher risk properties may include:

- Large cold-water tanks
- Old pipework
- Spa baths
- Properties vacant for long periods
- Electric showers connected to cold tanks

✓ Consider professional input for complex systems.

Practical Timeline

| Action | When |
|--------------------|-------------------|
| Risk assessment | Annually |
| Clean showerheads | Every 3 months |
| Flush system | Between tenancies |
| Temperature checks | As needed |



Common Mistakes Landlords Make

- Thinking professional assessments are mandatory.
- Not flushing outlets in empty periods.
- Ignoring high-risk water tanks.
- No record of checks carried out.
- Not providing tenants with user guidance.

Quick Compliance Checklist

- Risk assessment completed
- Water system flushed
- Showerheads cleaned
- Temperature checks recorded
- Tenant guidance provided