



Legionella Responsibilities

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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