

Legionella Fact Sheet

WHAT IS LEGIONELLA?

Legionnaires' is a pneumonia-like disease commonly caused by the inhalation of small droplets of contaminated water.

WHAT MUST LANDLORDS DO?

Landlords must assess and control the risk of exposure of tenants to legionella to ensure the safety of their tenants, but this does not require an in-depth detailed assessment.

Control measures can include:

- Flushing out the water system before letting the property.
- Ensure cold water tanks have a tight lid to stop debris getting into the system.
- Setting control parameters to ensure water is stored at the correct temperature.
- Remove any unused pipework.

COMMUNICATION

Tenants should be kept informed of any control measures and tell the landlord if problems occur with the water system or if the water is not heating properly.

NOTE: The hot water should be set so that the water is heated up to **60°C**. Tenants should be advised to not interfere with the settings on the boiler or hot water system.

WHAT CAN TENANTS DO?

On returning to the property after a period of absence (such as a holiday or student accommodation left empty) tenants should run all taps for at least two minutes.

Where showers are installed at the property and used regularly the risks are reduced. However, tenants should be advised to regularly clean showerheads.

TESTING

Most landlords can assess the risk themselves and do not need to be professionally trained. However, landlords can arrange for a competent person to carry out the assessment if they wish.

NOTE: The Health and Safety Executive (HSE) does not recognise a 'Legionella test certificate' and health and safety law does NOT require landlords to obtain or produce one.

RECORD KEEPING

Records of any assessments should be kept and follow up checks need to be carried out periodically, such as when undertaking the annual gas safety check or routine maintenance visits.

FURTHER ADVICE

Further advice is available from the Health & Safety Executive, visit hse.gov.uk/legionnaires