

## Risk Assessment for Legionella – Landlords and Letting Agents

*Landlords of residential accommodation have responsibilities under Health and Safety legislation which now requires that landlords (or their managing agents) carry out risk assessments and control measures to minimise the risk of Legionella bacteria developing in their properties. Legionella bacteria are found in the natural environment and may contaminate and grow in water systems, including domestic hot and cold water systems. They survive at low temperatures and thrive at temperatures between 20 - 45°C if the conditions are right. They are killed by high temperatures at 60°C or above.*

*Although the risk is quite low in most domestic water systems, especially with modern system which do not have open water tanks, nevertheless it is important that landlords take the necessary precautions and, just as important, provide documentary evidence that they have done so. This note and risk assessment template is intended to give a brief guide to what landlords should be doing. Further advice is available from the Health & Safety Executive. It is not necessary for landlords (or their agents) to employ consultants or specialists to carry out assessment providing they are as HSE say, reasonably “competent” to identify and if necessary take action to minimise the risks – HSE say that sampling and testing is not generally necessary in domestic premises. Do these assessments before every tenancy starts.*

1 – <b>Identify HAZARD</b> – risks with potential to cause harm to tenants and visitors.	2 – <b>IS THE RISK CONTROLLED</b> – What action has been taken to minimise the risk?	3 – <b>FURTHER ACTION NEEDED?</b> What reasonable steps are required?
Water tanks when present are clean and free from all rust / debris and have fitted covers		
Whirlpools, water coolers, humidifiers, tank-supplied showers & some water-cooled air conditioning systems present risks		
Shower heads are clean and run off at temperatures above 60c		
There are no “dead-ends” - redundant pipe runs which hold stagnant water e.g: old washing machine or garden hose pipe runs		
Water heaters are run off at above 60c		
All water in the system is run-off after any void period, clearing out all possible portions of stagnant water		
Date Completed:	Signed:  Print Name:	Landlord/Agent/Specialist