



Letting your property with Rockett Home Rentals

Requirements

Legionella Testing

All hot and cold-water systems in residential properties are a potential source for Legionella bacteria growth. Legionella testing is to prevent Legionnaires disease, a form of pneumonia, caused by inhalation of water droplets containing the Legionella bacteria. This is rare in this country, but it is the responsibility of all landlords to assess their properties for Potential risk and to protect their tenants against it.

The government has made it a legal requirement for all domestic rental property to have a risk assessment carried out. The extracts below are from the government guideline procedures book:

2.138 Landlords who provide residential accommodation, as the person in control of the premises or responsible for the water systems in their premises, have a legal duty to ensure that the risk of exposure of tenants to Legionella is properly assessed and controlled. This duty extends to residents, guests, tenants and customers

2.140 All water systems require a risk assessment but not all systems require elaborate control measures. A simple risk assessment may show that there are no real risks from Legionella, but if there are, implementing appropriate measures will prevent or control these risks. The law requires simple, proportionate and practical actions to be taken, including identifying and assessing sources of risk, managing the risk, preventing or controlling the risk; and periodically checking that any control measures are effective.

2.141 For most residential settings, the risk assessment may show the risks are low, in which case no further action may be necessary, e.g. housing units with small domestic-type water systems where water turnover is high. If the assessment shows the risks are insignificant and are being properly managed to comply with the law, no further action may be required, but it is important to review the assessment periodically in case anything changes in the system. However, the frequency of inspection and maintenance will depend on the system and the risks it presents.

2.143 Landlords should inform tenants of the potential risk of exposure to Legionella and its consequences and advice on any actions arising from the findings of the risk assessment, where appropriate. Tenants should be advised to inform the landlord if the hot water is not heating properly or if there are any other problems with the system, so that appropriate action can be taken.

2.144 The risk may increase where the property is unoccupied for a short period. It is important that water is not allowed to stagnate within the water system and so dwellings that are vacant for extended periods should be managed carefully.