

Landlord's Legionella Checklist

Risk Factors which increase the likelihood of tenants contracting legionnaires' disease						
Rate of Growth	Generation of Aerosols	Risk Groups	Buildings	Systems	Maintenance	Water Source
Hot water temperatures between 32°C and 42°C	Showers	Impaired immune system	Vacant rooms / rarely used outlets	Hot water stored below 60°C or hot water systems without continuous circulation	History of Boiler/hot water cylinder/calorifier break downs	Warm Spring
Hot water temperatures between 20°C and 45°C or Cold water stored/distributed >20°C	Spa pools	Chronic respiratory/ kidney disease/cancer	Dead Leg Pipework	Cylinders/calorifiers / boilers >15 years old	Loss of hot water within last 12 months	River
	Spray taps	Smokers / heavy drinkers	Complex water system	Excessive hot/cold water storage		Lake
Storage tanks, cylinders, calorifiers or pipework incorporating steel	Spray or ultrasonic humidifiers	Age >50 years	Built before 1900	Thermostatic mixer valves serving multiple outlets (or long runs)	Only 'reactive' works undertaken	Private Water Supply
Visible internal contamination of cold water storage tanks	Water features	<i>Infection Ratio</i> Males : Females 3 : 1	Undergone a change of use or refurbished in past 20 years	Cold water storage tanks with missing lids, insulation or inlet/outlets on the same side		Hard water areas
	Rainwater harvesting Grey water re-cycling Irrigation systems		More than 4 floors high	Cold water storage tanks connected in series.		Mains Water Supply

The highest risk categories, the more you have, the greater the risk.

All these conditions further increase the risk.

Lower risk but all have known associations with legionella

Review each of your properties to prioritise them for legionella risk assessments and monitoring