

Who holds the duty? Flats & lets

The Legionella duty follows control of the system, not the deeds — name who holds each part.

Landlord / freeholder

- Holds the duty for the parts they control
- Communal tanks, risers, plant and shared systems
- A risk assessment is expected, kept and reviewed

Managing agent

- Holds the duty only as far as the contract gives control
- Get who-does-what in writing — don't assume
- Appointing a contractor doesn't remove the duty

Inside the let flat

- ✓ Landlord assesses the risk in their rental property
- ✓ Simple systems often need simple, proportionate checks
- ✓ Tell tenants to flush outlets after time away

The common gap

- ▲ 'Agent has it' / 'landlord has it' — nobody does
- ▲ Name who holds each part, in writing
- ▲ Leave no tank or system unassigned