



Water hygiene safety

Advice for residents



Legionionella disease prevention

As your landlord, we need to make you aware of the possible causes and symptoms of Legionnaires' disease so that you can easily identify any problems and report any concerns to us. Legionnaires' disease can be prevented by these simple control measures.

What is Legionnaires' disease?



Legionnaire's disease is a potentially fatal form of pneumonia, which can affect anybody. It's caused by the inhalation of small droplets of contaminated water which contain legionella bacteria. People who are at more risk from legionella are

- People over 45
- Smokers
- People who drink a lot of alcohol
- People suffering from chronic respiratory or kidney disease
- People whose immune system is impaired

Where is Legionella found?

- All hot and cold-water systems in residential properties are a potential source of legionella bacteria. The main areas of risk are where the bacteria can multiply e.g. in spray from showers and taps.
- Legionella bacteria growth well where water between 20°C and 45°C stagnates, and where there is sludge, rust and scale present for the bacteria to feed upon.

What precautions should I take?

Do

- Report a repair if the boiler or hot water tank in your home isn't working properly, especially if hot water isn't coming out of the taps at a high enough temperature. It should come out at a minimum temperature of 50°C after it has run for a minute. Some taps may have a thermostatic mixing valve (or TMV) fitted in mainly bathrooms. This valve regulates the temperature between 38°C-44°C and protects you from scalding
- Tell us if cold water is still running warm after you have run off any water which may have gathered in pipes. Cold water should not be above 20°C after running the tap for 2 minutes.
- It's your responsibility to keep all shower heads, hoses and taps on sinks / baths clean and free from a build-up of scale, mould or algae growth. We recommend regular cleaning / de-scaling every 3 months to sterilise and kill any bacteria.
- Report any unusual matter such as brown water, rust etc to us.



Don't

- change the settings on your boiler or hot water system. The system should be set so that water is heated up to 60°C.
- If your home has been empty for a while, for example when you move in, after you've been on holiday or if a room isn't in regular use, we advise you to run some water through the system. Stand at a safe distance and flush through showers and taps for 5 minutes.

