

Guidance on Legionnaires' Disease for tenants and residents of domestic accommodation

Although very rare, domestic hot and cold water systems can provide an environment where Legionella bacteria can grow. This can cause Legionnaires' disease that is a form of pneumonia caused by inhalation of small droplets of water containing Legionella bacteria.

Please, make sure that:

- **Hot water in the system remains hot**
- **Cold water is kept cold**
- **The water is kept circulated**

In particular, it is important that you –

- **Do not** interfere with the settings on your boiler or hot water system. The hot water should be set so that the water is heated up to 60°C.
- **Tell the landlord or agent if:**
 - The cold water is still running warm after you have initially run off any water, which may have accumulated in the pipes. It should not be above 20°C.
 - There are any problems, debris or discolouration in the water.
 - The boiler or hot water tank are not working properly, particularly if the water is not coming out of the taps at a sufficiently high temperature. It should come out at a temperature of about 50°C after it has run for a minute at the latest.

Where showers are fitted –

If they are used only occasionally then flush them through by running them for at least two minutes every week. Keep out of the way whilst this is being done as far as possible.

Please clean the showerhead periodically descale and disinfect it. This should be done at least quarterly.

Where a property is left vacant for any time for over two weeks, make sure that when you return both hot and cold water systems are flushed through by running all outlets for at least 2 minutes.

Legally, it is the landlord's responsibility to take precautions to prevent Legionella being present in the hot or cold water system but residents also have an important part to play in taking these simple and practical precautions.

Contact Details:

Name

Address

Telephone Number