

TENANTS LEGIONNAIRES' DISEASE GUIDE

Domestic hot and cold water systems can provide an environment where Legionella bacteria can grow. This can cause Legionnaires Disease, which is a potentially fatal form of pneumonia caused by breathing in small droplets of contaminated water containing Legionella bacteria. This advice sheet gives tips for residents living in Langstane properties and is applicable to all types of properties such as flats, bungalows and houses.

It is important that:

1. Hot water in the system, remains hot
2. Cold water is kept cold
3. 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.

Please get in touch with Langstane if:

- The cold water is still running warm after you have initially run off any water which may have been sitting in the pipes. The cold water should not be above 20°C
- There are any problems with the water such as debris or discolouration and leaving the tap to run for a few minutes doesn't help
- The boiler or hot water tanks are not working properly, particularly if the water is not coming out of the taps at a sufficiently high temperature. The hot water should normally run at around 50°C although if an anti-scald device is fitted to your system the hot water will run at a lower temperature of around 40°C

Showers and taps -

- If they are only used occasionally then flush them through by running them for at least two minutes every week. Keep as far out of the way as possible while the shower or tap is running. If you are away on holiday for a few weeks, do this when you return home.
- Clean shower heads and taps periodically. Shower heads can be cleaned by removing the head and placing it into a bucket of dilute Milton fluid (or any similar product will work) for 30 minutes. This should be done every 3 months.

If you are in a higher risk group for Legionella (elderly or with a pre-existing medical condition such as cancer, kidney failure, diabetes or taking immunosuppressant medicine) and you will be leaving your property for a period longer than 2 weeks, please get in touch and we can offer advice about reducing the risk when you return home.