

Legionnaires Disease - Guidance Note for Tenants

Legionnaires' disease is a potentially fatal form of pneumonia caused by legionella bacteria.

Legionella bacteria can multiply in hot or cold water systems, and is transmitted by aerosol, e.g. in spray from showers and taps.

Legionella bacterium remains dormant at low temperatures. It thrives at temperatures in the range 20°C – 45°C.

Maintaining cold water temperatures below 20°C and hot water temperatures above 60°C (cylinder), or 50°C (outlets) is a simple and effective means of preventing the proliferation of legionella bacteria within the system.

As tenants you should:

- Ensure that water is regularly circulated throughout your system.
- Maintain the temperature of water at the outlets below 20°C for cold and above 50°C for hot. – If you feel your hot water is not reaching a high enough temperature please report this to our office.
- You must clean your showers and taps, to prevent the build up of limescale and disinfect regularly with the correct cleaning products.



- Where systems are left unused for lengthy periods of time (Holidays etc), the taps and showers must be flushed through until the above hot and cold temperatures are achieved – run the hot and cold taps for several minutes.

You MUST NOT:

- Interfere / adjust the temperature controls of your boiler or hot water cylinder. Please contact our office on 0115 9696355, if you think the system should be checked.

Thank you for your assistance in this matter.