

Your Legionella guidance

As your landlord, we have a responsibility to make sure you are aware of the possible causes and symptoms of Legionnaires' disease. This information will help you recognise any potential issues early and report any concerns to us as soon as possible.

What is Legionnaire's disease?

Legionnaires' disease is a serious type of pneumonia that can affect anyone. It is caught by breathing in tiny droplets of water that contain legionella bacteria.

Where is Legionella found?

All hot and cold water systems in homes can be a source of legionella bacteria. The risk is usually low because water is used regularly. Higher risk can occur where water is left standing and bacteria can grow, then spread through fine spray, such as from showers and taps.

Who is at risk?

Legionnaire's disease most commonly affects the elderly, or people with chest or lung problems. Not everyone exposed to legionella bacteria becomes ill. Legionnaire's disease is not contagious and you cannot get it from drinking water. In domestic properties the risk of Legionnaire's disease is rated as low.

Taking the following simple precautions will help keep you safe:

Make sure your water system works properly



- Keep hot water hot
- Keep cold water cold
- Make sure water keeps moving around the system

Don't change your boiler settings. Your hot water should be set to 60°C.

Keep things clean



- Clean taps and shower heads regularly
- Remove any limescale, mould or algae
- Descale and disinfect at least every 3 months

If water hasn't been used



- Run taps and showers for 10 minutes after a break (for example, after a holiday or in rooms not used often)
- Try to avoid creating spray when flushing showers (you can remove the shower head to help with this)

Hot tubs and spas



- Keep them clean and free from debris
- Check and clean filters regularly
- Refresh the water before using if it hasn't been used for a while

Around your home



- Flush toilets with the lid closed after a period of non-use
- Drain hosepipes after use and keep them out of direct sunlight
- Run hosepipes for a couple of minutes before filling paddling pools

Please let us know if you need additional support to read this document.

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