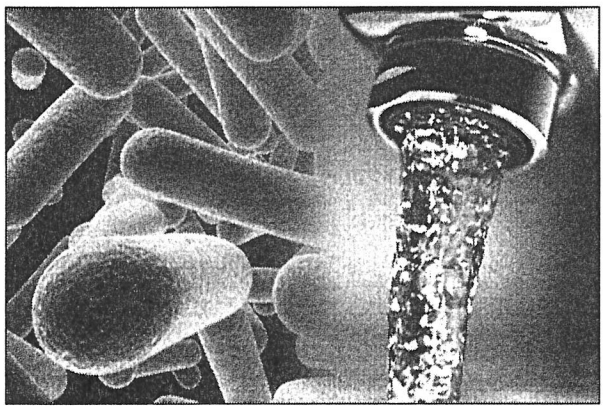
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SGITHEANAICH LTD
LOCHALSH AND SKYE HOUSING ASSOCIATION

IMPORTANT ADVICE ON LEGIONNAIRES' DISEASE

Landlords and tenants have responsibilities for combating **Legionnaires' Disease** and this is a brief guide to assist our tenants and sharing owners.

What is **Legionnaires' Disease?**
Legionnaires' Disease is a **pneumonia-like**



illness caused by the **Legionella bacteria** and can be fatal.
The infection is caused by breathing in small droplets of water contaminated by the bacteria. The disease cannot be passed from one person to another.

Legionella bacteria are found in the natural environment and may contaminate and grow in water systems, including domestic hot and cold water systems. They **survive low temperatures** and **thrive at temperatures between 20° – 45°** if the conditions are right. They are killed by high temperatures at 60°C or above. Provided that control measures are put in place, the **risk of infection in domestic properties will be low**.

Control Measures

Simple control measures will help manage the risk from Legionella and these should be maintained including:

- Flushing out the water system by **running all outlets for at least 2 minutes** where the premises have not been used or if the property has stood empty for a time
- **Avoiding debris getting into the system** (eg making sure cold water tanks, if installed, have a tight fitting lid)
- **Setting controls** so that the hot water is heated to and stored at 60°C
- The **removal** of any **redundant pipe work**

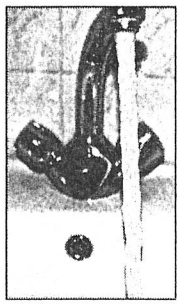
Advice for Tenants

Tenants will need to play their part in ensuring control measures are maintained:-

- Tenants should inform the Association if the hot water system is **not heating properly** or if there are any other problems with the system
- Tell the Association if the cold water system is **not running cold**
- Keep the water turned over by **flushing the systems**
- Tenants should regularly **clean**, **descale** and **disinfect** shower heads

Unoccupied Properties

The risk from Legionella may increase if the property is unoccupied even for a short period. It is important that water is not left to stand in the hot or cold water systems.



As a general rule, all outlets on hot and cold water systems, including external taps, should be used **at least once a week for at least 2 minutes** to maintain a degree of water flow and to minimise the chances of stagnation. Garden hoses should be disconnected and drained following use. Ensure the hose pipe is drained fully. For long periods, consider **draining the system**. Make sure that the system is **flushed through** when it is re-occupied by running all outlets for at least 2 minutes.

Further Information

If you would like any further information or advice on what action you need to take to help control **Legionnaires' Disease**, please do not hesitate to contact our **Property Services** staff.