**FACTSHEET: GUIDANCE ON LEGIONNAIRES’ DISEASE FOR RESIDENTS OF RENTED DOMESTIC ACCOMMODATION**

Domestic hot and cold water systems can provide an environment where Legionella bacteria can grow. This can cause Legionnaires’ Disease which is a form of pneumonia caused by inhalation of small droplets of contaminated water containing Legionella bacteria. The consumption of water is **not** a risk and the risk of inhalation is very low.

This extra information is provided to give you more knowledge and understanding on the new legislation.

The legionella bacteria should not grow when;

* The hot water in the boiler or water cylinder is above 60°C.
* Cold water is kept cold i.e. below 20°C.
* The water is kept circulated i.e. used on a regular basis.

Of course, you will not be able to constantly measure the temperature of the water and you will not be able to put a quantity on the amount of water you are using. This is why we have employed an expert to assess your property.

There are however a few simple measures that you can take to help lower the risk of legionella bacteria forming;

* Report to us if the boiler or hot water tank are not working properly.   
  (*For those properties which have a gas central heating system covered under our contract with Scottish Gas, you will be aware that you can call out Scottish Gas direct if you should have any problems with your heating system).*
* It is preferable that you do not adjust the temperature settings on your boiler or hot water system. The hot water should be set so that the water is heated up to 60 degrees Celsius. Not all systems have a temperature gauge so in this case it is best to have the dial set up over halfway.
* Please contact us if you find any debris or discolouration in the water.

Where showers are fitted:

* If they are used only occasionally then flush them through by running them for at least two minutes once a week. Keep out of the way whilst this is being done as far as possible to avoid inhaling any droplets, perhaps by switching it on and then leaving the room.
* Clean the showerhead periodically, descale and disinfect it. This should be done at least every six months.

When a property is left vacant for five nights or more make sure that when it is occupied again that both the hot and cold water systems are flushed through by running all outlets for at least two minutes.

It is our responsibility as the agent for your Landlord to take precautions to prevent Legionella being present in the hot or cold water systems, but you as residents can also have an important part to play in taking these simple and practical precautions.