

Legionnaire's Disease Tenant's Information

This leaflet has been provided to inform you about the risks of contracting Legionnaire's disease, and how to safely prevent it.

As your Letting Agent, we need to ensure that you are aware of the possible causes and symptoms of Legionnaire's disease so you can identify any problems easily and report and concerns to us.

What is Legionnaire's disease?

Legionnaire's disease is a potentially fatal form of pneumonia, which can affect anybody. It is caused by the inhalation of small droplets of water from contaminated sources containing legionella bacteria.

Where is Legionella found?

All hot and cold water systems in residential properties are a potential source for legionella bacteria growth.

The main areas of risk are where the bacteria can multiply and increase to dangerous levels and then spread, eg: in spray from showers and taps, even in dishwasher and washing machine pipes.

Conditions ripe for colonisation are where water of between 20°C and 45°C stagnates, and where there is sludge, rust and scale present for the bacteria to feed upon and multiply.

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.

What are the symptoms?

The symptoms of Legionnaire's disease are similar to those of flu:

1. high temperature
2. fever or chills
3. headache
4. tiredness
5. muscle pain
6. dry cough

What precautions can I take?

Taking the following simple precautions will help keep you safe:

- 1. Flush through showers and taps for 2-3 minutes following a period of non-use (ie: after you have been on holiday or if a room is not in regular use)
- 2. Keep all shower heads and taps clean and free from a build-up of limescale, mould or algae growth (regular bleaching every 3 months will help sterilise and kill any bacteria)
- 3. Keep hot water on your boiler system at a temperature of 60°C or greater. - TAKE CARE TO AVOID SCALDING
- 4. Report any deposits such as rust or any unusual matter flowing from your water outlets

What do I do if I think I may have contracted Legionnaire's disease?

If you suspect that you or someone in your home has contracted Legionnaire's disease, contact your doctor immediately. You should also contact us so that we can take the appropriate measures.

Contact:

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What is Legionella?

Legionella is a bacteria commonly found in man-made hot and cold water systems.

Systems that are left unused, underused or maintained at inappropriate temperatures can become the perfect environment for legionella bacteria to grow, increasing the risk of legionnaire's disease, a potentially fatal form of pneumonia.

Why do I need a Legionella risk assessment?

The Health and Safety Executive (HSE) states that landlords have a legal duty to assess and control the risk associated with legionella bacteria in order to ensure the safety of tenants.

The HSE has also warned landlords about a potential legionella outbreak in properties which have had reduced occupancy during the UK's COVID-19 lockdown.

Who can help?

A Legionella Risk Assessor trained by Elmhurst Energy will have the required competence to undertake a full legionella risk assessment, and can also provide an output report to demonstrate compliance with the relevant Codes of Practice.

Book your Legionella Risk Assessment:

 **PROPERTYCAPTURE**
106 – 108 Burnt Oak Broadway,
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