

ASSCtalks

LEGIONELLA AWARENESS TRAINING

Tuesday, 29th November 2022

In Partnership With



Your Questions Answered

Please Note:

- For information about Risk Assessment templates - please visit the Local Authority website specific to your own area

Q:	I no longer have a cold water tank. The water comes directly off the mains but I do have a sealed hot water tank would this need cleaning as water is flushed through this daily?
A:	No
Q:	Do you do a temperature check on every tap or just one tap monthly?
A:	Usually you would test the nearest and further hot and cold taps from the cold water tank and hot water vessel, but for a typical holiday property the Kitchen sink is more than ample.
Q:	Does the bacteria die in very cold temperatures or is it just dormant?
A:	It just becomes dormant and wont multiply, the colder the water the better.
Q:	Do you flush both the hot and cold water when flushing showers etc
A:	Yes both supplies need to be flushed to avoid stagnation in both supplies.
Q:	Are steam rooms a risk?
A:	No risk as the water has been increased to 100c therefore killing any Legionella bacteria
Q:	We have a number of water butts / tanks for storage of rain water. What would you propose to minimise risk here?
A:	No problem to use for washing the car, plants, flushing toilets etc but do not use with a pressure washer as this causes aerosols and could be dangerous when used with harvest rain water.

Q:	More information about 'dormant' <20 deg C please? Anthrax is a master of dormant but becomes very active and highly pathogenic when in the right place like a skin wound etc. I don't want dormant Legionella pneumophila in case it revives! But a risk assessment will not by itself prevent it - it has to be the actions by the owner driven by the assessment!
A:	Correct answer – you can get a job with us!
Q:	Are there any eco-friendly shower cleaners available?
A:	Yes, there is a company based in Dumfries called Galloglas Ecoclean that sell econ friendly products – Speak to Ritche Nicole
Q:	If you use Blue Horizon to deep clean your showerhead and you are on a private septic tank can you safely dispose of the water down the drain? We've 20 plus properties all feeding into the same septic tanks and I worry that this might kill the bugs we need in the tank? There certainly would not be an easy way to get rid of so much water....
A:	You would no pour raw shower head cleaned down the drain as it would disturb the bacterial flora with the septic tap. Pour it on to you gravel and let it seep away into the ground, this would neutralise its affects very quickly.
Q:	How do you clean a water tank?
A:	Empty all of the water using a pump, wet vacuum cleaner to remove the sludge and slime, spray sides of tank with bleach fill tank up, empty then refill.
Q:	We drain our tank and pipes in the winter. How does this affect everything?
A:	Draining pipes is usually carried out to prevent frost damages, however drain pipes exacerbate the growth of slime and biofilm (high risk contamination) when you reinstate the water supply make sure you carry out a chlorination of the pipe work
Q:	I was wondering what type of cleaning regime you recommend for a private water supply water storage tank that is dug down into the ground?
A:	Annual deep cleaned using submersible pump and wet vacuum cleaner, don't use chlorine unless you have a neutraliser as this can kill any wild life within the vicinity.
Q:	Excellent presentation - thank you. I have a question regarding dehumidifier- are they a risk how do we manage it?
A:	Dehumidifier is removing water vapour from the atmosphere, there there is no risk whatsoever.
Q:	If buying a temp probe is there a particular standard ie CE or BS that you should look for?
A:	I would recommend using a thermapen – around £40

Q:	Is the legionella monitoring advice given today specific to short-term lets? Would the frequency of monitoring be the same for long term lets that are all occupied by tenants?
A:	you wouldn't expect your long term tenants to record the temp monthly, you should advise them if they every suspect the hot water is too low to phone the landlord ASAP, as a rule of thumb if you can hold your hand under a hot tap its no hot enough.
Q:	You mentioned taking temp from kitchen sink. I have been testing all taps in the property is that not necessary please?
A:	Not necessary, one of two taps per property maximum.
Q:	We have a pressurised hot water tank aligned to an oil fired heating system. Are we best to leave the hot water on to maintain the temp above 50 degrees?
A:	Hot water vessels need to sit at 60 to 65c to kill any Legionella that is living within the vessel.
Q:	Where would the responsibility lie for a cold water storage tank that is shared in an apartment building and inaccessible to the occupants?
A:	Identify who owns the tank first, if it's the landlord then they should have a duty to maintain it ie annual cleaning, or you may need to split the cost between the other tenants.
Q:	What can/should we do with a sealed hot water tank in terms of checking it's clean?
A:	If you can maintain a temp of 60 – 65c then there is no further maintenance required.
Q:	We don't keep our 'hot water' heated all the time - so yes temperature will be met when heating on - but clearly that will drop when switched off. DO we need to keep the hot water heating on all the time?!
A:	It would be safer to keep the water heater on at all times as the temp will be above 50c and this will kill Legionella, if its switch off and below 20c then it is a low risk but remember if its below 20c it doesn't kill the bacteria, it just means it becomes dormant and wont multiply.
Q:	Do you still have to set a combi-boiler hot water to 60 degrees? Scottish Gas were doing their annual service the other day and he said that didn't apply to combi's, just storage tanks etc. I think he may have been wrong?
A:	A combi boiler does not store any water, this reduces the risk significantly, therefore its acceptable for them to be set at 50 c
Q:	The ASSC template for this asks if water outlet temp for hot water is above 50 degrees. Stupid question maybe but how do you best take the temperature to check? Obviously sometimes you need to run the tap a little before hot water comes through so at what point are you trying to measure the temperature and so what's the best way to do this?
A:	Use a food thermometer, as soon as the hot tap is turned on start your stopwatch, you have 1 minute for it to increase to above 50c, if it takes longer to get above 50c then you would need to look at increasing the temp of you boiler, or check that you pipes are suitably insulated as there could be some heat loss occurring.

Q:	We have a large property and the running water takes quite a while to run warm, and then hot but due to the length of pipework not sure this is solvable. What about macerator units?
A:	I you have a large property then you need to think about installing a secondary return loop. This will ensure that you get instant hot water, speak to you local plumbers about secondary return pumps/loops to minimise hot water dead legs.
Q:	Where should the log book be kept and should guests have access to the risk assessment and/or the log book?
A:	Some people like to keep logbooks on display so the public can see that the property is being well maintained.
Q:	We are on a village wide private supply, what chlorine levels should we be seeing?
A:	Ask Scottish Water for this advice.
Q:	Is it an issue if it takes longer than 1 minute for hot water to reach kitchen tap through pipes
A:	Yes, you need to increase the temp of you hot water vessel, so it reaches the taps above 50c within 1 minute.
Q:	What should we do with our hosepipes over the winter - I usually leave mine attached to the tap and wrapped around the tap
A:	Hoses should be removed from direct sunlight, drained and kept in a shed. When you reinstate the hose flush water through for 10 minutes first.
Q:	Do you have a recommend supplier for the Shower Kleen?
A:	Solway Spas Dumfries

For more information contact

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