

Key information sheet

Water safety



We are committed to ensuring your home is as safe as possible. We will make regular checks on your heating and hot water systems. This leaflet contains information about things you can do to ensure your safety.

Getting into hot water?

Bath water that is too hot is responsible for the largest number of fatalities and severe scald injuries in the home. People who are vulnerable such as the elderly, very young children or those who have trouble sensing the water temperature are at the highest risk from scalding.

The NHS and the governing health and safety group recommend the following as safe water temperatures:

- 44°C for baths
- 41°C for showers and washbasins

Checking water temperature

Here are a few useful tips for checking water temperature:

- You could consider measuring the bath temperature with a thermometer
- Always run cold water first and then add the hot to get the right temperature
- Use your elbow to test the temperature before you put a young child in the bath
- Never leave a child unsupervised in the bathroom

Scalding

Please be aware that hot surfaces such as radiators and exposed pipes can cause scalding. Those who are vulnerable such as children or the elderly may be more at risk. Make sure that dangerously hot surfaces are covered.

Faulty hot water systems

You may have heard of the danger from faulty water storage tanks. If you have a heating system with a storage tank in the roof space there is a small but serious risk. If the system is faulty, the immersion cylinder can overheat which could cause the water to be heated to dangerously high temperatures.

Warning signs to look out for:

- Excessive noise from the hot water cylinder
- Unusually high hot water temperature
- Steam rising from the cistern or tank

If you think your hot water system is showing these signs please contact us and we will arrange for it to be checked.

Leigonnaires disease

Leigonnaires disease is a potentially fatal form of pneumonia caused by inhaling the leigonella bacteria. It can affect anybody, but some people are higher risk including those over 45, smokers, heavy drinkers, those suffering from chronic respiratory or kidney disease, and people with a weakened immune system.

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Reducing the risk of legionnaires disease

The following action can be taken to reduce the risk of legionnaires disease:

- Run hot water through taps or showers for about 5-10 minutes once every three months
- At least once every three months shower heads and hoses should be dismantled, cleaned and de-scaled
- Any units which are not regularly used must be flushed through n allowed to drain either weekly or immediately before use
- Ensure that there are no unnecessary areas of stagnant or standing water.