



S<sub>2</sub> Partnership Ltd  
Intelligent Risk Management

# Reduced Occupancy in Buildings – Control of Legionella

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There will, undoubtedly, be reduced occupancy levels at a number of properties as many businesses are faced with significant numbers of the workforce being at home for various reasons rather than at their normal place of work. This will result in reduced water turnover in buildings and an increase in cold water storage temperatures at some sites. We have already started to observe this during recent risk assessments.

Increased stagnation and increased cold water temperatures within buildings may increase the risk of legionella growth within the water systems.

The simple approach, and the advice we are giving, is that occupants of a building increase flushing at all outlets where practical. Outlets must be run weekly for at least 5 minutes. We would recommend that tenants and building management work together to ensure that this takes place.

If cold water temperatures within a property exceed 20°C, it is recommended that legionella analysis is to be carried out for showers and sentinel outlets on a weekly basis. Should any samples return from the laboratory as positive for legionella, all showers are to be isolated from use. Showers must continue to be flushed in a manner that minimises aerosols. This can be done by removing the head and discharging the shower hose underwater in a bucket filled with water.



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