

Legionella Policy

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1.0 Policy Objectives

1.1 This Policy aims to set out how the Association will meet its statutory duties in relation to the management of Legionella bacteria in water systems.

2.0 Information of Legionella

2.1 Legionellosis is a collective term for diseases caused by legionella bacteria including the most serious “Legionnaires Disease”. Legionnaires Disease is a potentially fatal form of pneumonia and everyone is susceptible to infection.

2.2 The risk increases with age but some people are at higher risk; eg people over 45, smokers and heavy drinkers, people suffering from chronic respiratory or kidney disease, diabetes, lung and heart disease or anyone with an impaired immune system.

2.3 The bacterium “*Legionella pneumophila*” and related bacteria are common in natural water sources such as rivers, lakes and reservoirs, but usually in low numbers. They may also be found in purpose-built water systems, such as cooling towers, evaporative condensers, hot and cold water systems and spa pools. If conditions are favourable, the bacteria may multiply, increasing the risks of Legionnaires Disease and it is therefore important to control the risks by introducing appropriate measures.

2.4 Outbreaks of the illness occur from exposure to legionella growing in purpose-built systems where water is maintained at a temperature high enough to encourage growth. Legionnaires Disease is normally contracted by inhaling small droplets of water (aerosols), suspended in the air, containing the bacteria. Certain conditions increase the risk from legionella if: -

- The water temperature in all or some parts of the system may be between 20-45°C (which is suitable for growth);
- It is possible for water droplets to be produced and if so, they can be dispersed;
- Water is stored and/or re-circulated;
- There are deposits that can support bacterial growth (such as rust, sludge, scale, organic matter and biofilms).
[Biofilms are a thin but robust layer of mucilage adhering to a solid surface and containing a community of bacteria and other microorganisms].

3.0 Legislation

3.1 The health and safety at work act 1974 (HASAWA) requires employers and persons in control of premises to provide safe places of work for employees who may be affected by their activities. This includes the control of risks associated with Legionella bacteria.

3.2 Under HASAWA are two sets of regulations and one approved code of practice (ACOP) that are applicable to the control of Legionella bacteria in water systems.

- The Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- The notification of cooling towers and evaporative Condensers Regulations 1992
- Legionnaires Disease – L8 The Control of Legionella bacteria in water systems Approved code of practice (ACOP) (4th Edition; published 2013)

3.3 The Association recognises the need to protect its employees and others from the potential effects of Legionella bacteria by: -

- Complying with the above Health and Safety legislation
- Implementing standards not less than those described in ACOP
- Appointing a person or persons to take managerial responsibility for implementing and monitoring any legionella control systems
- The provision of information, instruction and training for employees
- Where appropriate, ensuring that health surveillance is carried out
- Reporting any cases of legionellosis to RIDDOR (the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013)

4.0 Risk Control

4.1 The Health & safety Executive's Approved Code of Practice (APOC) L8 requires employers and persons in control of premises to control the risks associated with legionella in order to protect employees and others who may be affected by their operational activities. It is therefore important that the Association develops and implements a suitable management system in order to determine potential sources where legionella bacteria may grow and to provide proper control measures to reduce the risk of harm resulting from such sources

4.2 The Association may engage suitably competent and qualified consultants/contractors to determine the appropriate control measures required for premises under its control.

Competency checks for Consultants /Contractors will include: -

- Experience of undertaking risk assessments in accordance with ACOP L8
- Qualifications of staff members
- Written statement that the company comply with water management Society and British Association of Chemical Specialists Code of Conduct
- Accreditation to ISO 9001; Quality Management systems

5.0 Risk Assessment

5.1 The risk assessment process will identify premises controlled by the Association where: -

- Due to the nature of the water systems installed there is a chance that legionella bacteria could grow giving a rise to potential exposure to the buildings users
- The occupants of the premises can be identified as a recognised risk as described in section 1 above.

5.2 It should be recognised that “at risk groups” can only be identified as reasonably practicable and it is not considered possible or appropriate for the Association to seek detailed medical information on tenants.

6.0 Legionella Management Strategy

6.1 The Legionella Management Strategy which outlines the approach that the Association aims to take to assess the risks associated with Legionella is attached as **Appendix 1**.

6.2 Where, as a result of the risk assessment process, the consultants/contractors engaged by the Association recommend legionella monitoring and treatment regimes, these recommendations will be reviewed by the Property Services section (with input from the Health & Safety Administrator) and implemented where appropriate.

The Property Services section, where appropriate, may seek independent advice of any of the recommendations in order to determine the suitability of the recommendations.

6.3 Any monitoring and treatment regimens implemented by the Association will be subject to regular reporting; dependent on testing and treatment intervals by the responsible contractor. These reports will be reviewed by the Property Services section (with input from the H&S Administrator) on a 6-monthly basis to assess the effectiveness of the regime.

The Property Services Section may revise the frequency of any testing and treatment regime where considered appropriate.

7.0 Review of Legionella Policy

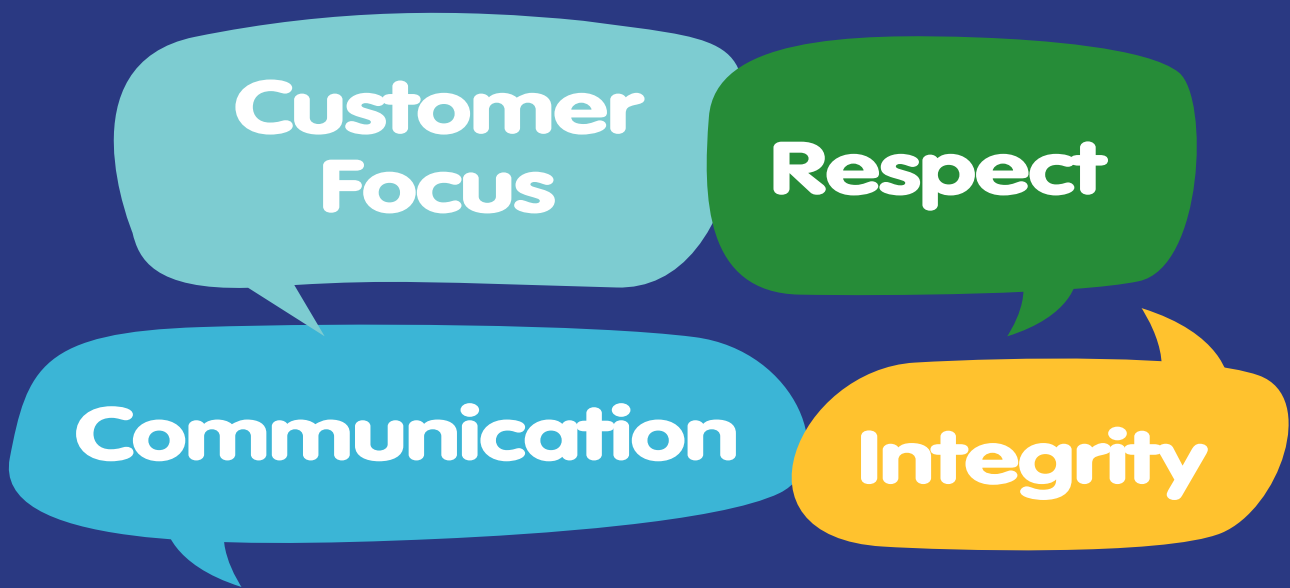
7.1 In applicable premises i.e. Sheltered Housing Complex, Supported Accommodation flats, the Association will review any newly acquired premises or physical/tenancy changes to existing premises that could give rise to an increased risk of exposure to legionella.

Where such changes are identified, an appropriate Risk Assessment will be undertaken to determine any control measures to be implemented in relation to legionella control.

- 7.2 Should this policy be subject to significant change that will affect the arrangements outlined above ie subject to significant changes, new guidance etc, the Board will be advised to such changes otherwise the Policy will be reviewed on a three yearly basis.

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CLOCH HOUSING ASSOCIATION LTD	
Policy Name	Legionella Policy
Policy Category	PS
Policy Number	083
Date Adopted	01/03/2010
This Review	28/05/2019
Next Review	28/05/2022
Equalities Impact Assessment Required	No
Link to other policies	Health & Safety Control Manual
Consultation	No
Need for Procedure	Yes. See Legionella Management Strategy