



**SHETTLESTON  
HOUSING  
ASSOCIATION**



## **Legionella Management Plan**

# Legionella Management Plan

## 1. Background

Legionella are bacteria that are common in natural (rivers, lakes etc) and artificial water systems, eg hot and cold water systems, storage tanks, pipework, taps and showers.

Legionella is usually associated with larger water systems, e.g. in factories, hotels, hospitals and the like. Legionella can survive in low temperatures, but thrive at temperatures between 20 and 45 degrees centigrade. High temperatures of 60 degrees will kill them.

Legionnaires' disease is a potentially fatal form of pneumonia caused by legionella bacteria. Infection is caused by breathing in small droplets of water contaminated by the bacteria. The disease cannot be passed from one person to another.

Legionella bacteria are common in natural water courses such as rivers and ponds. Since legionella are widespread in the environment, they may contaminate and grow in other water systems.

## 2. Legislative/Regulatory Context

### 1.1 *Legislative Context*

Health and Safety at Work etc, Act 1974

Management of Health & Safety at Work Regulations 1999

### 1.2 *Regulatory Context*

Control of Substances Hazardous to Health Regulation (COSHH) 2002

Reporting of Injuries Diseases and Dangerous Occurrences Regulations (RIDDOR) 1995

HSC Approved Code of Practice – 'The Control of Legionella Bacteria in Water Systems' (ACOP L8)

## 3. The Regulations

In the UK the Health and Safety Executives ACoP L8 - Approved Code of Practice and Guidance document titled "Legionnaires' disease: The control of legionella bacteria in water systems" sets out guidance for Legionella risk assessment procedures as follows:

- Section 23 - A suitable and sufficient assessment is required to identify and assess the risk of exposure to legionella bacteria from work activities and water systems on the premises and any necessary precautionary measures. The assessment is carried out by or on behalf of:
  - the employer, where the risk from their undertaking is to their employees or to others; or

- the person who is in control of premises or systems in connection with work where the risk is present from systems in the building (eg where a building is let to tenants but the landlord retains responsibility for its maintenance).

#### 4. The Duties

It is the responsibility of the Maintenance Manager (Dutyholder) to ensure that the Association carries out its duties with regard to the Control of Legionella.

This will involve carrying out risk assessments in our property types detailed as follows:-

1. Tenanted main door houses, tenanted or factored tenement properties.
2. Association offices and premises.
3. Supported or sheltered housing facilities and care homes.

#### 5. The Assessment

Cold water storage tanks are the main legionella risk faced by the Association in our tenanted and factored properties. A Legionella (Inspection and Treatment) procedure is attached detailing the method of assessment and the actions to be taken to control legionella.

The same risk assessment procedure will be used for our commercial and sheltered complexes but will additionally cover the water outlets in our own premises e.g. shower. Procedures will be put in place with our cleaning contractors to ensure that cleaning regimes control the risk of legionella.

#### 6. Controlling the Risk

**6.1** Our properties will be risk assessed by a competent person and records kept of the assessment carried out and the actions taken to control the risk. Risk assessments will be carried out on our properties as follows:-

- **Tenanted main door houses, tenanted or factored tenement properties:** individual risk assessments for each property.
- **Association offices and premises:** individual risk assessments for each area within the building.
- **Supported or sheltered housing properties:** individual risk assessments for each scheme or each property within the housing complex.

**6.2** The risk assessments will include a method of inspection and treatment to control the risk of legionella and the actions taken will be recorded against the property assessed. An assessment of our properties will be carried out every two years or whenever the situation may have changed. Biocides such as Hydrasan will be used to disinfect storage tanks and the dosing amount used recorded.

- 6.3 Void properties which are to be re-let will be hygiene cleaned by our void contractor to ensure that the source of contamination is removed. In particular shower heads and taps will be descaled and disinfected.
- 6.4 Wherever practicable we will remove the source of potential source of future contamination including the removal of cold water storage tanks and conversion of tenements to rising mains cold water supplies.
- 6.5 The Association has undertaken a programme of replacing our hot water storage systems to combi boiler systems and will continue to fit only combi boiler systems. The boiler temperature will be set at a minimum of 60 degrees centigrade.
- 6.6 In care home properties that have hot water storage systems we will continue to ensure that the hot water is stored above 60 degrees centigrade and mitigate the risk of scalding by fitting thermostatic mixer valves at water outlets.
- 6.7 It is not practicable for the Association to carry out checks to our tenanted properties and we will advise our tenants and residents of the actions they should take to control the risk of legionella. This will take the form of information articles in our quarterly newsletter.

## **7. Management of the Risk**

- 7.1 The Association will appoint a competent person to manage the risk in our properties and ensure that actions identified in risk assessments are carried out.
- 7.2 All staff responsible for managing contracts relating legionella management and all appointed responsible persons will receive appropriate externally validated training and refresher training.
- 7.3 Our contractors (plumbers, heating engineers and cleaning teams) will be appropriately qualified to meet our health and safety standards and will receive externally validated training.
- 7.4 A record of all training completed will be kept in our health and safety file.

## **8. Review and Monitoring**

The legionella management plan will be reviewed on an annual basis via the Technical Services Committee.

# Legionella (Inspection & Treatment Procedure)

## Inspection

Inspect water storage tank externally and internally, lid, overflow and insulation. Please report any defects and condition of tank.

Compliance with water byelaw 30: Treatment of Water in storage tanks

## Tank Fittings

Tanks to have suitable covers or lids that properly fit the opening **Fittings**  
Fit screened **air inlet /breather** to the lid as per (Mc Alpine manufactures)

Fit **screened tank overflow** with quick release filter pack Code –R45 (as per Mc Alpine manufactures)

## Chemical

Dose the water in the tank with silver peroxide as per the manufacturer's instructions.

The chemical can be purchased under the trade name **Hydrosan** and can be purchased from:-

Hydrochem (UK) Ltd  
Unit 1 Greythorp Industrial Estate Tees Road  
Hartlepool  
TS25 2DF

**Tele:** 01429 860836

## Test Strips

After dosing the tank open the tap supplied by the tank and use a test strip to confirm the result is positive.

**Confirm works have been undertaken satisfactorily to our office**