

BLOCHAIRN



housing association

LIMITED

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Health & Safety	
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1. Purpose

- 1.1 The aim of this Policy is to ensure the effective inspection, maintenance and management of all water systems within premises controlled by the Association and ensure Housing Associations as the Landlords have a legal duty to ensure that drinking water installations, services and any bottled water within premises under their control are safe (fit for purpose and kept in good order) before a tenancy begins and throughout its duration
- 1.2 To ensure compliance with relevant legislation to ensure that tenants have a safe and secure environment to live in. This includes consideration of the Domestic Water Supply and Sanitation safety.
- 1.3 The procedures detailed within this section have been written to ensure all reasonable steps have been taken to comply with The Control of Substances Hazardous to Health Regulations 2002 (as amended), The Water Supply (Water Fittings) (Scotland) Byelaws 2014 and all other relevant legislation.

2. Definitions

- 2.1 Legionella - A potentially dangerous type of bacteria when inhaled with water vapour. Bacterium grows best in warm, nutrient rich water.
- 2.2 Legionnaires' disease - A potentially fatal form of pneumonia caused by the Legionella bacteria.
- 2.3 Legionella Risk Assessment – An assessment to identify and assess whether there is a risk posed by exposure to Legionella from a hot and cold water system or any work associated with it.
- 2.4 Legionella Control Scheme– A scheme will specify the various control measures to prevent or control Legionella, how to use and carry out those measures, describe the water treatment regimes and the correct operation of the water system. The scheme will be specific and tailored to the system covered by the risk assessment.

3. Legislation

The legislation relating to Domestic Potable Water Supplies and the risk of Legionella Disease in water systems is listed below;

The Housing (Scotland) Act 2006.

- The Building (Scotland) Regulations 2004.
- The Water Supply (Water Fittings) (Scotland) Byelaws 2014.
- The Water Supply (Water Quality) (Scotland) Regulations 2001.
- The Private Water Supply (Scotland) 2006.

- The Control of Substances Hazardous to Health Regulations 2002, as amended.
- HSG274 Legionnaires Disease – Technical Guidance (in 3 Parts) (2013).
- IACL27 (rev2) Legionnaires Disease – A guide to Employers.
- INDG 458 Legionnaires Disease – A brief Guide for Duty Holders (2012).
- HSG Health and Safety in Residential Care Homes (2001).
- British Standards 8580:2010 – Water Quality: Risk Assessment for Legionella.
- Public Health etc. (Scotland) Act 2008.

4. Legal Duties

4.1 The Organisation has several specific legal duties, which relate to water safety and, in particular, Legionella risk management. These include:

- Identifying and assessing sources of risk;
- preparing a scheme for preventing or controlling the risk;
- Implementing and managing the scheme;
- Keeping records and checking what has been done is effective.

5. Legionella Information

5.1 Legionella bacteria is common in natural water (such as rivers and ponds). However, legionella can grow in other water systems such as cooling towers, evaporative condensers, showers, spray apparatus and hot and cold water systems.

5.2 Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of Legionella bacteria. This includes the most serious Legionnaires' diseases, as well as the similar but less serious conditions of Pontiac Fever and Lochgoilhead Fever. The bacteria is normally contained within fine water droplets (aerosol) that may be caused by operating a cooling tower, shower, spray apparatus, running a tap outlet or operating a humidifier.

5.3 Legionnaires' disease has the potential to affect anybody. However, those more susceptible are normally in the age range of 45 and above, smokers, heavy drinkers, or suffer from chronic respiratory or kidney disease or have impaired immune systems.

5.4 Legionella survive low temperatures and thrive at temperatures between 20-45 degrees C if the conditions are right (e.g. if a supply of nutrients is present such as rust, sludge, scale and other bacteria).

6. Legionella Policy

- 6.1 The Association will aim to minimise and control the risk from Legionnaires' disease and, to this end, will:
- Appoint the Operations Manager as a responsible person who will have a duty to put in place an action plan to minimise the risk of Legionella and to manage and monitor the necessary work systems and procedures;
 - Identify and assess sources of risk (e.g. where conditions are present that may encourage Legionella bacteria to multiply or where there is a means of creating and disseminating breathable droplets), and establish any items of non-compliance;
 - Assess the level of risk through a structured Legionella Risk Assessment programme, and aim to eliminate or reduce the risk to an acceptable level;
 - Arrange for routine inspection and maintenance of water systems, and where needed, a programme of disinfection;
 - Retain records of maintenance, inspection and testing for a minimum of 5 years.

7. Risk Assessment

- 7.1 The Association will arrange for a suitable and sufficient risk assessment programme to be carried out (and regularly reviewed) to identify and assess the risk of exposure to Legionella bacteria from all water systems across its property portfolio.
- 7.2 The Organisation will use a competent external company with qualified Legionella Risk Assessors to carry out the risk assessment programme. The Assessment company will not normally be associated with a water hygiene/control contracting company in an attempt to ensure independent recommendations are given by the Assessor. The Assessors and the Organisation will determine an appropriate programme of risk assessing, which may involve the use of 'representative' assessments followed by an ongoing programme or rotation across different addresses.
- 7.3 All recommendations and remedial action will be recorded in a log book. The recommendations should also highlight the management control actions that may be carried out in-house and those which would require an external contractor.
- 7.4 The risk assessment will be reviewed at regular intervals (at least every 2 years) or when it is believed that the original risk assessment is no longer valid (e.g. following a change in the building or water supply, or following an incident)

8. Water Fittings and System Requirements

- 8.1 The Association will ensure that all water fittings comply with relevant legislation and have the CE mark, British Standard kitemark or appropriate equivalent. Specialist advice will be obtained in the selection of all water systems fixtures and fittings.
- 8.2 We will ensure that all water fittings are suitable for the purpose intended.
- 8.3 Although we currently do not have any stored hot water tanks, we will ensure any future installations will have water maintained at a temperature of at least of at least 60oC. They will be effectively insulated and protected against contamination and materials used which do not encourage legionella growth.
- 8.4 Water pipes shall be as short and direct as possible and pipes and tanks will be effectively insulated.
- 8.5 Hot water shall reach taps at temperatures greater than 50oC within 1 minute of running.
- 8.6 Cold water shall be stored at a temperature of less than 20oC. Cold water shall reach taps at temperatures less than 20oC within 2 minutes of running.
- 8.7 All little used outlets shall be routinely flushed through within the office
- 8.8 Where water is used or stored for consumption in any devices, e.g. water coolers, tea urns, drinks machines etc., an effective system of regular cleaning and disinfecting shall be introduced, in accordance with manufacturer's instructions.

9. Disinfection

- 9.1 Water services will be disinfected when any of the following situations occur:
 - If a routine inspection or risk assessment shows it necessary to do so;
 - After any prolonged shutdown of a month or longer (a risk assessment may indicate the need for cleaning after a period of less than one month, especially in summer where temperatures have been high);
 - If the system or part of it has been substantially altered or entered for maintenance purposes in a manner that may lead to contamination;
 - Following an outbreak or suspected outbreak of Legionaries' disease or any other water borne infection/disease.

10. Void Property Actions

- 10.1 It is recognised that all void properties have the potential to exhibit increased risk of Legionella due to the possibility of stagnant water remaining undisturbed within pipework for prolonged periods.
- 10.2 To mitigate the increased potential risk associated with voids, the contractor appointed to carry out repair and re-decoration works on all standard properties will carry out and record the following:
- Thoroughly flush all taps;
 - Clean and disinfect, or replace, all shower heads;
 - Inspect and report on water storage tank, where present.

11. Contractors

- 11.1 A competent external contractor will be appointed to carry out legionella preventative monitoring and water hygiene services. As a minimum requirement, contractors are required to be a registered member of the Legionella Control Association (LCA) or the Water Management Society (WMSoc). Contracted works may include legionella sampling, tank inspections, water sampling, (for all bacteria) and other associated services, as identified in the Legionella Risk Assessment programme.

12. Notification Requirements

- 12.1 If it is suspected or confirmed that a tenant, employee or visitor has contracted Legionnaires' disease, the Organisation will report the incident to the HSE under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR).

13. Tenant Responsibilities

- 13.1 Tenants will be provided with information on good water management and Legionella control through tenancy agreements and/or by means of information leaflets or newsletter articles.
- 13.2 Tenants are advised to clean shower heads, descale and disinfect them at least every two months.
- 13.3 For showers that are only occasionally used, tenants are advised to flush the shower through by running the water for at least 2 minutes once a week.
- 13.4 Where a property is left vacant for any time (e.g. when on holiday), tenants are advised to flush both hot and cold water systems by running all outlets for at least 2 minutes.
- 13.5 Tenants should inform the Organisation immediately if there are problems, debris or discolouration in the water.

14. Equality and Diversity

- 14.1 Blochairn Housing Association is committed to providing fair and equal treatment to all our customers and to comply with the Equality Act 2010. The Act established 9 protected characteristics (the grounds on which discrimination is unlawful). These cover age, race, sex, religion/belief, sexual orientation, pregnancy/maternity, gender reassignment, disability and marriage/civil partnership.
- 14.2 We will offer customers a range of options for communicating with us as contact us with us may have to be put in writing can be a deterrent, for example for people with poor literacy skills, visual impairment, or where first language is not English.

15. Training and Review

- 15.1 We will ensure legionella awareness training for relevant colleagues is undertaken
- 15.2 This policy will be reviewed on a 3 year cycle or as a result in any changes in legislation.