



# Water Systems & Legionella

<b>Written by:</b>	<b>Development &amp; Properties Manager</b>	<b>Version:</b>	<b>1</b>
<b>Approved by:</b>	<b>Management Committee</b>	<b>Date:</b>	<b>27.07.22</b>
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## 1. Introduction

- 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.

## 2. Purpose

- 2.1 This policy is to ensure all reasonable steps have been taken to comply with following legislation and guidance:

- BS 8580-1:2019 Water quality – risk assessments for Legionella control – Code of practice
- HSG220 (Second edition) Health and safety in care homes
- HSG274 Legionnaires Disease – Technical Guidance (in 3 Parts) (2013)
- INDG 458 Legionnaires Disease – A brief Guide for Duty Holders (2012)
- Public Health etc. (Scotland) Act 2008
- The Building (Scotland) Regulations 2004
- The Control of Substances Hazardous to Health Regulations 2002, as amended
- The Housing (Scotland) Act 2006
- The Management of Health and Safety at Work Regulations 1999
- The Private Water Supply (Scotland) 2006
- The Water Supply (Water Fittings) (Scotland) Byelaws 2014
- The Water Supply (Water Quality) (Scotland) Regulations 2001
- L8 (fourth edition) Approved Code of Practice The control of legionella bacteria in water systems (2013)

## 3. Implementing this Policy

- 3.1 The Association 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.
- 3.2 The Association will aim to minimise and control the risk from Legionnaires' disease and, to this end, will:
- Appoint 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.
- 3.3 To mitigate the increased potential risk associated with voids, on all standard properties the Association will carry out and record the following:
- Thoroughly flush all taps;
  - Inspect, and if necessary, clean, disinfect, or replace, all shower heads;
  - Inspect and report on water storage tank, where present.
- 3.4 Tenants will be provided with ways to access information on good water management and Legionella control through our website, tenancy agreements and/or by means of information leaflets.
- 3.5 If it is suspected or confirmed that a tenant, employee or visitor has contracted Legionnaires' disease, the Association will report the incident to the HSE under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR).

#### **4. Review**

- 4.1 This policy will be reviewed at least every 5 years.