

**GLEN HOUSING ASSOCIATION**  
**HEALTH & SAFETY MANUAL (Version 3)**  
**WATER SYSTEMS - LEGIONELLA**

**Purpose**

- 1) To reduce the risk of Legionella growth in associated water systems.

**References**

- 1) Health and Safety at Work Act etc. 1974
- 2) Management of Health and Safety at Work Regulations 1999, as amended
- 3) Control of Substances Hazardous to Health Regulations 2002, as amended
- 4) L8 Legionnaires' Disease - The control of Legionella bacteria in water systems, Approved Code of Practice and Guidance (4<sup>th</sup> Edition)
- 5) HSG274 Legionnaires' Disease – Technical Guidance (in 3 Parts) (Second Edition) (2024)
- 6) INDG458 Legionnaires' Disease – A brief guide for Duty Holders (2012)
- 7) HSG220 Health and Safety in Residential Care Homes (2<sup>nd</sup> Edition – 2014)
- 8) British Standard 8580-1:2019 - Water Quality: Risk Assessments for Legionella Control

**Key Legal Requirements**

See summary at Section 8 - see EVH website - [www.evh.org.uk](http://www.evh.org.uk)

**Comment**

- 1) Legionnaires' Disease is a type of pneumonia caused by inhaling airborne water droplets containing the viable Legionella bacterium. Certain groups of people are known to be at higher risk of contracting Legionnaires' disease than others; for example, men appear more susceptible than women, as do 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. (Ref.: L8 Legionnaires' Disease).

- 2) Water temperatures in the range of 20 – 45°C favour the growth of Legionella in water systems. It is uncommon to find proliferation below 20°C and it will not survive above 60°C. In addition to temperature control, other methods of protection include ionisation, UV light, chlorine dioxide, ozone treatment or thermal disinfection.
- 3) Under general Health & Safety Law, as an employer or person in control of a premise (e.g. a landlord), you have Health and Safety duties and need to take suitable precautions to prevent or control the risk of exposure to legionella.

## Procedures

- 1) A suitable and sufficient Risk Assessment will be carried out by a competent person, to identify and assess the risk of Legionellosis occurring from water sources on the Organisation's premises and where the Organisation has responsibilities for the water systems. The risk assessment will be reviewed at regular intervals (defined by the Organisation) or where there is reason to suspect its validity.
- 2) A written scheme will be prepared for preventing and/or controlling the risk.
- 3) Control measures will be implemented, managed and monitored by competent persons as detailed in the written scheme.
- 4) Records will be maintained and kept for the duration of their validity and for a further 5 years.
- 5) A competent person will be appointed with sufficient authority and knowledge to manage and control the legionella risk.
- 6) For further guidance on inspection frequencies see [Appendix 31](#).
- 7) Further general information:
  - a. Hot water will be stored at a temperature of at least 60°C.
  - b. Water pipes will be as short and direct as possible and pipes and water tanks will be effectively insulated. Tanks will be protected against contamination and materials used which do not encourage Legionella growth.
  - c. Hot water output from each outlet will reach 50°C within 1 minute of running (55°C in health care premises)

- d. Cold water will be stored and distributed at a temperature of less than 20°C.
- e. 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 will be introduced, in accordance with manufacturer's instructions.