



Legionella Policy

Last Review Date	26/11/2019
Next Review Date	26/11/2022

1. Introduction

- 1.1. The Association is committed to take all reasonable steps to ensure the health, safety and welfare of all its employees and others who reside in or enter any property owned or managed by them. This includes contractors, clients, visitors, tenants and members of the public who may be affected by its actions or omissions.
- 1.2. The purpose of this policy is to ensure that the Association complies with all appropriate legislation and establishes clear guidelines to prevent the development of legionella in any of its premises, workplace or housing stock.
- 1.3. The overriding policy contained within this document is that the development of legionella should be prevented by managing water systems and plant associated with legionella prevention.
- 1.4. This legionella policy is an integral part of the Association's Asset Management Strategy.
- 1.5. The content of this policy has been developed as a result of legislations and cognisance of working practices taking place throughout BHA owned or managed properties.

2. Scope of Policy

- 2.1. This policy describes the activities and responsibilities involved while managing the prevention of legionella, in accordance with the requirements of Section 3(2) of the Health and Safety at Work Act 1974 (HSWA), the Control of Substances Hazardous to Health Regulations 2002 (COSHH) and in line with L8 Approved Code of Practice (4th Edition) ACOP published 2013. Please note there has been no change to UK legislation since 2002.
- 2.2. This policy applies to all buildings, owned, leased or managed by Berwickshire Housing Association Ltd, or any other locations which may be utilised by them or its subsidiaries.

3. Objectives and Principles of the Policy

3.1. The main aim of this policy is to ensure that any properties within BHA stock is managed in accordance with relevant legislation. There will also be a requirement on BHA to maintain safe working practices and manage water systems within qualifying buildings.

3.2. The specific objectives of the Legionella Policy are:

3.2.1 To take steps to prevent legionella developing in our housing stock and other premises;

3.2.2 To maintain records of the location and testing of equipment installed to prevent legionella forming;

3.2.3 To provide information and advice to building users and contractors who work within identified properties;and

3.2.4 To take all reasonably practicable steps to prevent our employees and others from being affected by legionella if there is an outbreak.

3.3. The principles underpinning the Legionella Policy are:

3.3.1 The Association will ensure that the Legionella Policy complies with and reflects the legal framework and good practice or on a rolling two yearly review, unless legislative change takes place;

3.3.2 The Association will work in an inclusive way to enable implementation of this policy. This will include involving tenants groups and owners where appropriate;

3.3.3 The policy will be supported by staff training for anyone liable to be involved in prevention or treatment of legionella and water systems at work and to ensure all staff are equipped to carry out the roles expected of them;

3.3.4 Communication with tenants and contractors to make clear who the appropriate officer is to contact in the case of enquiries. Unless otherwise specified this will be the Technical Services Staff, Technical Services Manager and or Property Director.

3.4. Berwickshire Housing Association will ensure that the Legionella Policy complies with current legislation and promotes good practice. The Policy will be reviewed every three years or sooner if required due to changes in legislation or best practice guidelines.

4. Related Documents

4.1 BHA Asset management Strategy

4.2 Legionella management procedure (under development)

4.3 Gas Service Contract

4.4 Disaster Recovery Plan

4.5 Void Policy and Lettable Standard