



## Legionella Compliance For The Social Housing Sector

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## Services Provided..

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# What is Legionnaires' Disease?

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Takes its name from the first known outbreak – occurred in a hotel hosting a convention of the Pennsylvania Department of the American Legion in 1976.

Potentially fatal form of pneumonia.

Caused by bacterium – Legionella pneumophila.

Legionella bacteria can also cause less serious illnesses.



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# Commonality

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Average of 200 – 250 reported cases each year in UK.

It's widely assumed that this is underestimated - many cases are missed and put down to flu like symptoms.

Cases of legionnaires disease are often associated with travel abroad and are self diagnosed.

Cases commonly linked to cooling towers, stored hot and cold water systems.

- Traces can be found naturally in all water sources – fresh & stored
- Can survive under a wide variety of environmental conditions
- Bacteria does not seem to multiply below 20°C or survive above 60°C
- Water temperatures between 20°C / 45°C seem to favour growth
- Thrives in artificial water systems
- High risk premises include care homes & sheltered blocks



# Infection

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Most common by inhaling spray or mist from a contaminated source.

If bacteria reaches the lungs it can cause infection that can lead to serious illness and then pneumonia.

- Can not be contracted by drinking contaminated water
- Can not be passed from one person to another



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# Symptoms & Risk

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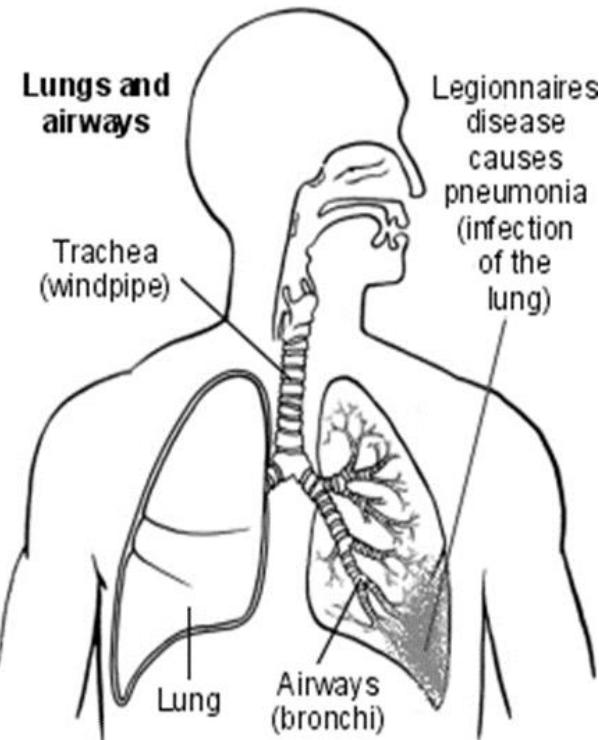
- Muscle ache
- Dry cough
- Diarrhoea
- Fever

In some patients symptoms may progress to pneumonia.

Higher risk for those with respiratory diseases, impaired immune system, kidney disease or alcoholics & smokers.

Highest risk category – male, smoker, 50+.

Fatal in 10 – 15% of cases in general community.



**Let's Get Technical...**

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**Health and Safety at Work Act 1974**

**Control of Substances Hazardous to Health Regulation 2002 (COSHH)**

**ACoP L8 – The Control of Legionella Bacteria in Water Systems**

**HSG274 – Technical Guidance; Parts 1, 2 & 3**

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# Regulations

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## **Health and Safety at Work Act – Sections 2, 3 & 4**

Places a duty on employers to ensure the health safety and welfare of employees and non employees (SFARP) to ensure that the premises plant and machinery do not endanger the people using them.

## **ACoP L8 – The Control of Legionella Bacteria in Water Systems**

Applies to premises controlled in connection with a trade, business or another undertaking where water is used or stored; and where there is a means of making and creating water droplets.



## HSG274 – Technical Guidance; Parts 1, 2 & 3

Provides practical guidance on how to comply with the HSW Act and the ACoP.



Health and Safety  
Executive

# Legionnaires' disease

Part 2: The control of legionella bacteria in hot and cold water systems



# HSG274 Part 2

## Landlords & Shared Premises

April 2014

Key changes to the regulations listed for the 1<sup>st</sup> time that ALL premises including those owned and managed by landlords to provide accommodation must be risk assessed.

### ***Residential accommodation: Landlords***

**2.138** Landlords who provide residential accommodation, as the person in control of the premises or responsible for the water systems in their premises, have a ***legal duty*** to ensure that the ***risk*** of exposure of tenants to legionella is properly assessed and controlled. This duty extends to residents, guests, tenants and customers.

**2.140** All water systems require a risk assessment but not all systems require elaborate control measures. A ***simple*** risk assessment may show that there are no real risks from legionella, but if there are, implementing appropriate measures will prevent or control these risks.



# HSG274 Part 2

## Landlords & Shared Premises

**2.140** All water systems require a risk assessment but not all systems require elaborate control measures. A *simple* risk assessment may show that there are no real risks from legionella, but if there are, implementing appropriate measures will prevent or control these risks.

The law requires simple, proportionate and practical actions to be taken, including identifying and assessing sources of risk, managing the risk, preventing or controlling the risk, and periodically checking that any control measures are effective.

**So what does this mean for a social housing landlord & what are the risks?**



# HSG274 Part 2

## Landlords & Shared Premises

- Individual domestic dwellings provide a low risk due to frequent turn over of water usage within the property
- High volume of instantaneous water heaters / combination boilers installed
- Where stored water (either gravity fed or mains fed pressurised) systems are installed, consideration needs to be taken for potential thermal gain for any cold water storage tanks – adequate lagging and separation of hot and cold water services etc.
- Maintain a stored hot water supply temperature of at least 60°C from the heat source
- Special consideration and measures should be taken where twin coil / solar thermal cylinders are fitted to ensure adequate back up heating source (usually from a boiler) can raise the temperature to the required 60°C
- Solar thermal programmers or controllers should have a ‘legionella’ function where the system temperature is raised to 80°C + on average once per 7 day cycle



# HSG274 Part 2

## Landlords & Shared Premises

**2.146** It may be impractical to risk assess every individual residential unit;

e.g. where there are a **significant number of units** under the control on the landlord, such as Housing Associations or Councils.

In such cases, **a representative proportion** of the premises for which they have responsibility should initially be assessed, on the basis of similar design, size, age and water supply, with the **entire** estate **eventually assessed** on a rolling programme of work.

### ***Shared premises***

**2.147** Those who have, to any extent, control of premises for work-related activities or the water systems in the building, have a responsibility to those who are not their employees, but who use those premises. A suitable and sufficient assessment must be carried out to identify, assess and properly control the risk of exposure to legionella bacteria from work activities and the water systems on the premises.



# HSG274 Part 2

## Special Considerations

### Healthcare & Care Homes

**2.152** Legionnaires' disease is a potentially fatal form of pneumonia and everyone is susceptible to infection, but there are a number of factors that increase susceptibility : increasing age (particularly those over 50) those who have existing respiratory diseases.

**2.153** Special consideration should be given to patients or occupants within healthcare premises, residential or care homes where they are exposed to water systems and a range of potential sources of waterborne infection.

**2.156** Hot & cold water systems should be maintained to keep cold water, where possible, at a temperature below 20°C, and stored hot water at 60°C and distributed so that it reaches the outlets at 55°C within one minute. The minimum temperature at the most distant point should be 55°C.

**2.163** There is a risk of scalding where the water temperature at the outlet is above 44°C.



# HSG274 Part 2

## Special Considerations

### Healthcare & Care Homes cont..

**2.164** The potential scalding risk should be assessed and controlled in the context of the vulnerability of those being cared for. Where vulnerable people are identified and have access to baths or showers and the scalding risk is considered significant, TMV Type 3 are required.

**2.165** Where the risk assessment considers fitting TMV's appropriate, the strainers or filters should be inspected, cleaned, descaled and disinfected annually or on a frequency defined by the risk assessment.



## SUMMARY

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- **April 2014**

key changes to the regulations listed for the 1<sup>st</sup> time that ALL premises including those owned and managed by landlords to provide accommodation must be risk assessed.

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**Q&A Session**