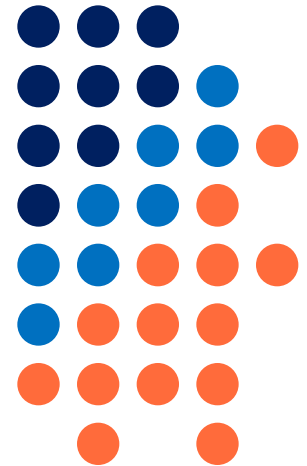


Legionella Managing Risk

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Assessing Legionella Risk



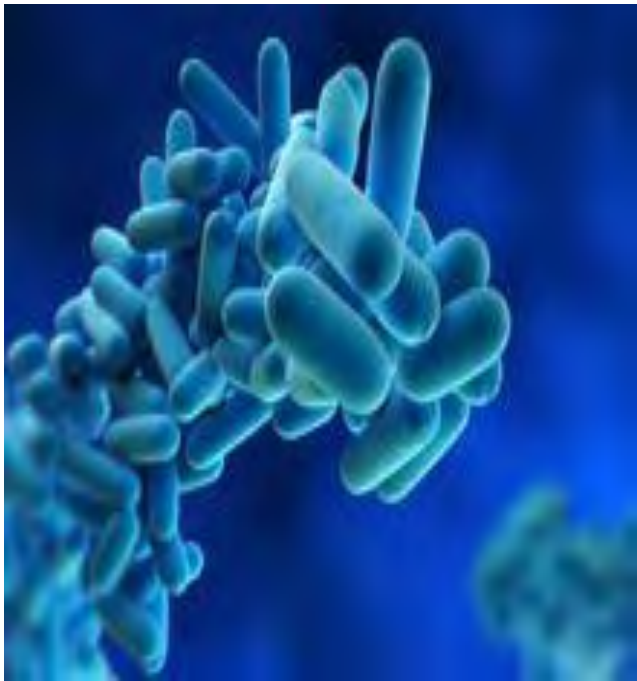
About Legionella

When and how to carry out a risk assessment

When to seek expert support.

Landlords and Legionella

What is Legionnaires Disease?



Potentially fatal form of Pneumonia
Caused by inhalation of small droplets of contaminated water
Legionella is classed as a
“dangerous substance” in law

Landlords and Legionella

What is Legionnaires Disease?



Legionella are bacteria that are common in natural (rivers and lakes etc.) and artificial water systems.

We usually associate legionella bacterium with larger water systems, e.g. in factories, hotels, hospitals and cooling towers, but they can also live in smaller water supply systems used in homes and other residential accommodation.

Legionella breeds in water and ALL man-made hot and cold water systems are a potential source for Legionella bacteria growth.

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What is Legionnaires Disease?



Everyone is susceptible to infection

Higher risks

People over 45

Smokers & Heavy Drinkers

People with impaired immune systems

People suffering from respiratory or kidney disease.

Landlords and Legionella

Housing Health and Safety Rating System



In 2013 there were 286 reported cases of Legionnaires' disease, of which 88 were from abroad.

It is estimated that 1 in 6 community acquired cases are due to domestic water systems. In 2000 13 cases were reported from domestic water systems of which 2 were reported as fatal.

Most Legionella infections are respiratory infections, acute pneumonia – Legionnaires disease – of which 10 to 15% of cases are fatal.

HSE advise that around 10% of residential properties tested positive for Legionella during recent investigations.

Landlords and Legionella



In 2002 The Health and Safety Executive updated legislation regarding the control of legionnaires' disease.

This revision meant the legislation now applies to residential lettings, which were not covered previously due to their size.

Previously only applied to systems with a 300L capacity.

Landlords and Legionella

Recent Clarification of the Law



In April 2014 the HSE published new legal guidance documents for the control of Legionella bacteria. The new structure is based on a revised addition of the Approved Code of Practice L8 and an additional three sections of guidance HSG 274.

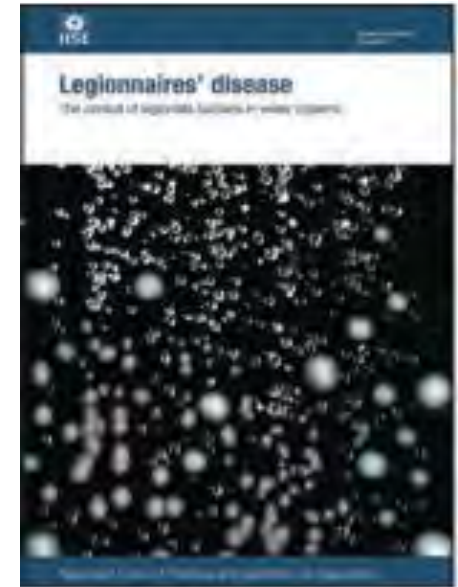
ACoP L8

The new ACOP L8v4 containing all legislative requirements for controlling legionella.



Technical guidance is now contained in publication HSG274 which is split into three parts as follows:

- Part 1 - Cooling Water Systems;
- Part 2 - Hot and Cold Water Systems
- Part 3 - Other Risk Systems; (more focus on spas/ whirlpools, car wash's etc)



Landlords and Legionella

Recent Clarification of the Law



HSG 274 Part 2: The control of legionella bacteria in hot and cold water systems.

“Residential accommodation: Landlords and shared premises”

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.

They can carry out a risk assessment themselves if they are competent, or employ somebody who is.

Landlords and Legionella

The Risk Assessment



Competent Person

A competent person is someone with the necessary skills, knowledge and experience to manage health and safety, including the control measures.

These would include: A rounded knowledge of plumbing and building pathology, recognised risk assessment qualification, understanding of ACoP L8 and WRAS regulations. General knowledge, experience and understanding on how to recognise and manage risk in the built environment.

Landlords and Legionella

The Risk Assessment



Why & How do I carry out a Legionella risk assessment?

The purpose of carrying out a risk assessment is to identify any risks in your water system.

The competent person should understand your water systems and any associated equipment, in order to conclude whether the system is likely to create a risk from exposure to legionella.

Landlords and Legionella

The Risk Assessment



A simple definition of a low risk system.

An example of a low-risk situation:

- in a small building without people especially 'at risk' from legionella bacteria;
- where daily water usage is inevitable and sufficient to turn over the entire system;
- where cold water comes directly from a wholesome mains supply (no stored water tanks);
- where hot water is fed from instantaneous heaters or low storage volume water heaters (supplying outlets at 50 °C);
- where the only outlets are toilets and hand washbasins (no showers).

Landlords and Legionella

The Risk Assessment



Things to consider.

Is water stored or re-circulated as part of your system?

Does the cold water storage tank comply with ACoP L8?

Water temperatures of hot & cold water.

Hot water - Temperature should be at least 50 °C within one minute of running the water at sentinel taps.

Cold water - Ensure incoming and stored water remains at a temperature of less than 20 °C and after running for two minutes at sentinel taps.

Landlords and Legionella

The Risk Assessment



Things to consider.

Are there sources of nutrients such as rust, sludge, scale and organic matters?

Are conditions present to encourage bacteria to multiply?

Is it possible for water droplets to be produced and, if so, whether they could be dispersed over a wide area, eg showers, spray taps?

Is water pre-heated using solar or ground source heat?

Is it likely that any of your residents, visitors etc are more susceptible to infection due to age, illness, a weakened immune system and could be exposed to any contaminated water droplets?

Landlords and Legionella

The Risk Assessment



Landlords and Legionella

The Risk Assessment



Landlords and Legionella

The Risk Assessment



Your risk assessment should include:

- ✓ management responsibilities, including the name of the competent person and a description of your system including **schematic drawing**.
- ✓ any potential risk sources.
- ✓ any controls currently in place to control risks.
- ✓ monitoring, inspection and maintenance procedures.
- ✓ records of the monitoring results and inspection and checks carried out a review date.

Landlords and Legionella

When to seek expert support



You should seek support if.

You are not competent.

You do not carry PI to cover you should your Risk Assessment prove incorrect or inadequate or someone decides to take you to court even if the risk assessment is correct and adequate.

Landlords and Legionella

What does this mean to YOU?.



Failure to comply with the law could result in criminal prosecution resulting in a fine of up to £20,000 and up to 2 years imprisonment.

The most current NHS figures state that in 2010 there were 359 cases of Legionnaires' disease reported in England and Wales.

Experts believe this figure to be nearer 9,000 as currently only a small proportion are reported

Landlords and Legionella

Recent News



PENSIONER DIES FROM LEGIONNAIRES' DISEASE IN SOCIAL HOUSING FLATS

Cockermouth pensioner died from suspected Legionnaires' disease.

The 38-flat complex, for over-55s, is owned by social landlord Home Group.

Home Group said it had co-operated with public health investigators and had appointed its own independent experts to test for the bacteria. It added that its own tests had ruled out Bridge End Court as the source.

Thank you for listening



Any Questions

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