

Key Housing Association Legionella Risk Assessment for Domestic Properties

Prepared by E. Burr for:-

Date of assessment 26/9/2019

Date for Review – 3 years from above.

Relevant Legislation

Health and Safety Executive – Legionnaire’s disease – Legionella and Landlord’s Responsibilities

The Health and Safety at Work Act 1974

Control of Substances Hazardous to Health 2002

L8 Approved Code of Practice (2013)

Risk Assessment

All properties have undergone a risk analysis in respect of the control of Legionella bacteria within domestic water supplies.

Cognisance of the type and design of systems was taken in to consideration, as was the likelihood of exposure to aerosol spray, which could be ingested through breathing, from these systems.

The risk assessment concluded the following:-

1. All cold water storage systems in Key properties have a volume and stored temperature which falls between recognised safety parameters. The storage systems are of a domestic type and nature and are replenished with mains water continually.

Risk of the propagation of Legionella - Low

2. All hot water storage systems within our properties are of a domestic nature (sub 300 litre capacity). The water is heated and maintained at a temperature exceeding 60centigrade (pasteurisation temperature for Legionella). Stored water is replenished on a regular basis due to its low storage volume. Dead legs are of a minimum length and are regularly purged by the demand. Other than in ‘off gas’ geographical areas Key properties are fitted with gas fired combination boilers which utilise cold mains feeds and do not store any significant volume of heated water.

Risk of the propagation of Legionella - Low

3. Key does not fit group control valves for domestic hot water outlets. Any main hot water supply pipework is designed to minimal lengths and volumes, as are any dead legs.

Where water requires to be tempered for tenant safety, an individual blender valve is fitted within 2 metres of the outlet, fully in accordance with the water byelaws and the TMV regulations. These valves are serviced on an annual basis in accordance with the TMV2 regulations

Risk of the propagation of Legionella - Low

4. Void or vacant properties may have stagnant water (hot and cold) which, while low in volume, may give rise to the possible propagation of bacteria, including Legionella.

Risk of the propagation of Legionella - Medium

Conclusion

The domestic water supply systems in Key properties during occupancy do not provide the opportunity for Legionella bacteria to propagate and reach levels which would raise concern and give rise to the need for alternative measures.

Void or non occupied properties (where a tenancy continues, but the tenant is absent) require specific control measures.

Action plan

1. To further reduce the risk of stored water within Key properties being able to create a bacterial risk, including Legionella, through circumstances not in our control (eg dramatic reduction in throughput of purging water) we will continue to programme the replacement or reduction in size of any cold water storage facility.
2. Key will introduce further safety measures with regard to void properties or properties that have been unoccupied for a period of time. These measures will be-
 - The issue of a guidance leaflet to all tenants re safe use of domestic water supplies following a period of unoccupancy.
 - The drain down of all domestic water supplies within a property for the period of any void.