

Doc Number: 3-37a	Lead: Manager, Property Services	Last Full Review: January 2025
Tick one of the below for review/changes made:		
Full review and changes made ☒ (add changes summary to table below)		
Full review, no changes made ☐		
Changes made but no full review ☐ (add changes summary to table below)		
Reviewer / Editor: Manager, Property Services, Health & Safety Manager		
Changes Approved By: Director of Housing & Assets		
Reviewed and edited in-line with the Beacon? ☒ Yes ☐ No		

Legionella, Water Control and Hot Surfaces Policy

Document Change Details

Date	Summary of Changes Made
Jan 2024	All P&Ps revert to version 01 as approval process & version control moved to Sharepoint. Version number no longer shown on the document
19/08/2024	No review or changes. Reviewer and approver changed from H&S to Property Services
Jan 2025	Policy updated in line with new responsibilities

1.0 PURPOSE

To ensure compliance with our legal responsibilities under the Health and Safety at Work Act 1974 (HSWA), the Prevention or Control of Legionellosis L8 (REV), the Control of Substances Hazardous to Health Regulations 1999 (COSHH), and the Management of Health and Safety at Work Regulations 1999 (MHSWR) with regard to the control of Legionella, Water Control and Hot Surfaces. And the HSE Guidance; Control of Legionella in hot and cold water systems in care services / settings using temperature.

To identify and assess sources of risk, and manage a system to prevent, control and reduce risk.

To appoint staff and contractors to manage the responsibility.

2.0 INTRODUCTION

Legionella

Legionnaires' disease is a potentially fatal pneumonia caused by breathing in small droplets of water contaminated by legionella bacteria. Some people are at higher risk of infection, e.g. over 45 years of age and smokers.

It is imperative that the risks from Legionella and other similar diseases are controlled.

Under the HSWA, we have a duty to consider risks from Legionella that may affect people in our care.

The COSHH Regulations say we must assess risks to staff and clients and take suitable precautions.

The MHSWR require us to consider anyone else who may be affected such as contractors.

Water Temperatures and Hot Water Surfaces

When water temperatures are in excess of 43°C, there is a high risk of burns and scalds to people who cannot react appropriately to prevent injury. The same risks apply to surface temperatures of heating devices such as radiators or where there are exposed pipes. It is therefore imperative that risks from burns or scalding are controlled.

3.0 RESPONSIBILITIES

The Board has overall responsibility for Health & Safety and holds the duty of care for Legionella, Water Control and Hot Surfaces.

The C-Suite has overall accountability for the implementation of organisational policies. It is responsible for ensuring safe systems are in place and that all staff are aware of how to use them.

Senior Managers and Service Managers must ensure staff receive appropriate training in order to operate the procedures supporting this policy, and that they are aware of their responsibilities for the control of Legionella and risks from hot water and surfaces.

All staff are responsible for maintaining correct procedures and following guidance for Legionella, Water Control and Hot Surfaces.

4.0 POLICY

We will carry out checks and implement systems for the control of Legionella and other micro-organisms in the water systems of all its properties.

We will carry out hot water risk assessments and implement appropriate controls to minimise the likelihood and impact of risks.

We will carry out hot surface risk assessments and implement appropriate controls to minimise the likelihood and potential impact of risks.

Other related Policies and Procedures;

[2-01 Health and Safety Policy](#)

[2-01a Workplace Work Activities Risk Assessment Policy](#)

[2-01b Workplace Work Activities Risk Assessment Procedure](#)

[2-02a Reporting of Accidents and Incidents Policy](#)

[2-02b Reporting of Accidents and Incidents Procedure](#)

[2-03a Control of Substances Hazardous to Health \(COSHH\) Policy](#)

[2-03b Control of Substances Hazardous to Health \(COSHH\) Procedure](#)

[2-04a Prevention and Control of Infection Policy](#)

[2-04b Prevention and Control of Infection Procedure](#)

[2-06a Workplace Health, Safety and Welfare Policy](#)

[2-06b Workplace Health, Safety and Welfare Procedure](#)

[3-01a Property Maintenance Policy](#)

[3-01b Property Maintenance Procedure](#)

[3-02a Property Safety Management Policy](#)

[3-02b Property Safety Management Procedure](#)

[4-04a Safeguarding Adults at Risk Policy](#)

[4-04b Safeguarding Adults at Risk Procedure](#)