



**Gardeen Housing Association Ltd**  
**Building a Better Future**

## **LEGIONELLA MANAGEMENT PLAN**

**Scottish Charity: SC 037681**

Approved:	<b>February 2020</b>
Next Review:	<b>July 2020 (legionella management systems currently under review with Atkinson Partnerships)</b>

## **1. Risk assessment Legionella**

A risk assessment was undertaken in October 2014 by ACS Physical risk control. This is reviewed on an annual basis. This indicated that the risk of legionella is **low**.

## **2. Impact of legionella**

This is a potentially fatal disease caused by bacteria. Everyone is susceptible but some are at higher risk. Initial symptoms are similar to flu and require antibiotics for treatment.

## **3. Legal responsibilities**

Gardeen must identify and assess risk  
Prepare a course of action if something goes wrong.  
Keep records

## **4. Risk Categories**

Those at most risk are those over 45 years of age, smokers and heavy drinkers, those suffering from chronic respiratory or kidney disease and people with a poor immune system. This risk is higher for three members of staff.

## **5. Responsible Person: Duty Officer**

The responsible person is Roslyn Crawford, Director, Gardeen Housing Association. Legionella Training was undertaken in 2018 at ACS and will be refreshed every two years.

## **6. Legionella Controls**

Legionella Testing is carried out by Interserve on a regular basis. Sanitation visits are carried out to the water at Work and there are no water tanks available in the office or homes. Records are maintained and monitored.

### **6.1 Gardeen Housing Association Drawings**

The attached plans indicate the layout of drainage and heating systems.

### **6.2 Water Testing**

This is carried out on a monthly basis by an external company who test the water supply

### **6.3 Water at Work**

This is sanitised every thirteen weeks to ensure that there is no risk of bacteria.

### **6.4 Tenants**

Tenants receive regular advice in the newsletters to run a shower and taps to reduce the risk of legionella.

### **6.5 Voids**

Garden properties are re-let in a day and this minimises the risk of bacteria. Where a void takes longer then contactors are reminded of the importance of running water on a regular basis.

### **7. Emergency Procedures**

In the case of an emergency where there is outbreak of bacteria, then the Association shall contact the local authority and the Health and Safety Executive.