



LEGIONELLA POLICY

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Author	Issue Date	Version	Document Ref	Approved By	Approval Date	Next Review	Page
H Ali	Feb 2024	V1.4	H&S-17	S Khan	Jan 2024	Feb 2026	i

Document Storage

Location: p:\pool\performance & quality\new - central policies & procedures - development - word docs\h&s - health & safety policies\h&s-17 - legionella policy v1.4.doc

Version Control Log (Only last 3 versions, earlier versions can be found in the appropriate Archive directory for the document)

Version	Date	Author	Description of Changes
V1.2	July 2019	T Hood	Reviewed, no changes
V1.3	Feb 2022	S Barnes	Reviewed, no changes
V1.4	Feb 2024	H Ali/S Khan	Reviewed, no changes

Approval

Version	Name	Position	Signature	Approved Date
V1.1	Badger Executive	Executive Team		4 Feb 2016
V1.4	S Khan	H&S Chair, Deputy CEO	S Khan	26/01/2024

Glossary

Term	Description

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1 PURPOSE

To ensure the risk from Legionnaires disease is effectively controlled.

2 SCOPE

Badger sites and premises where the water system is under the control of Badger. Within managed premises Badger shall ensure clear agreement is established with the landlord / responsible person.

3 REFERENCES

- The control of legionella bacteria in water systems. Approved Code of Practice and guidance
- The control of legionellosis: A recommended code of conduct for service providers Legionella Control Association 2005

4 GENERAL INFORMATION

4.1 Legionnaires 'disease

Legionnaires' disease is a type of pneumonia. It is an uncommon but serious disease affecting mainly the middle-aged or elderly and tends to strike men more frequently than women. About half the cases of Legionnaires 'disease are caught abroad. The germ which causes Legionnaires ' disease is a bacterium called Legionella pneumophila and legionnaires' disease is caught by inhaling small droplets of water suspended in the air which contain this bacterium. It is not spread from person-to-person. Most people who are exposed to Legionella do not become ill. The bacterium is widespread in nature and lives mainly in water such as ponds. Outbreaks of the disease occur when purpose-built water systems have temperatures warm enough to encourage growth of the bacteria, e.g. cooling towers, evaporative condensers (air conditioning), whirlpool spas (Jacuzzi) and also from water used for e.g. domestic purposes (normal hot and cold water systems). To prevent the occurrence of legionnaires' disease it is important to identify which systems are applicable at each site, risk assess those systems and plan to manage, maintain and treat them properly.

5 MANAGEMENT SYSTEM

To ensure legionella is effectively controlled Badger will ensure that the elements below are controlled and implemented through a process of risk assessment and management.

5.1 The principles of a Legionella control system are;

- The appointment of a person who is managerially responsible for the water system at each site
- The identification and assessment, by a competent person, of the sources of risk
- The preparation of a scheme for the prevention or control of such risks
- The implementation and management of precautions
- Keeping records of precautions implemented
- Monitor precautions - if control measures are to remain effective, then regular monitoring of the systems and the control measures is essential.

5.2 Prevention and Control

Legionellosis can be prevented and controlled by;

- a) Eliminating conditions which permit the proliferation of Legionella bacteria
- b) Minimising the creation and release of water sprays and aerosols.

5.3 Precautions which limit the proliferation of Legionella species include;

- Avoiding water temperatures between 20°C and 45°C
- Avoiding water stagnation, including in unused or infrequently used water outlets or pipes
- Avoiding the use of materials in the system that can harbour or provide nutrients for bacteria
- Keeping the system clean to avoid the build-up of sediments, this may provide nutrients or harbourage. This can include the regular cleaning and disinfection of shower heads
- Controlling the risk from breathable droplets, e.g. the aerosol created by a shower or air conditioning systems
- Identify if there are susceptible people who may be exposed to the contaminated aerosols.
- The use of a suitable water treatment programme, which involves the disinfection and maintenance of the system
- Ensuring that the system operates safely and is well maintained
- Monitoring of general bacterial numbers to indicate whether microbiological control is being achieved
- Sampling for Legionella is another means of checking that a system is under control
- Ensuring that air conditioning systems are maintained and serviced by competent persons.

A legionella risk assessment and management plan will be conducted at each site Badger owns. This will identify which of these controls are necessary and who should complete them.

6 SHARED PREMISES

Badger will contact landlords to ensure risk assessments and management systems are present for areas under the landlord's control. This can include common areas, central tanks and boilers.

Water systems located within the Badger office may not be included within their assessments and management systems. Separate assessments may be required depending on the quality and complexity of the water system.