



Legionella Policy

1. Introduction

What is Legionnaire's Disease?

It is a potentially fatal form of pneumonia which can affect anybody, but which principally affects those who are susceptible because of age, illness, immunosuppression, smoking etc. It is caused by the bacterium *Legionella pneumophila* and related bacteria that can be found naturally in environmental water sources such as rivers, lakes and reservoirs, usually in low numbers.

As they are commonly found in environmental sources they may also be found in purpose built water systems such as cooling towers, evaporative condensers, whirlpool spas and hot and cold water systems. If conditions are favourable the bacterium may grow creating conditions in which the risk from legionnaires' disease is increased.

2. Purpose of this Policy

To take adequate steps to mitigate the risk of the growth of legionella bacteria in Council property water systems.

3. Properties covered by this Policy

- Cranleigh Village Hall
- Snoxhall Pavilion
- Youth Centre
- Council Office
- Cemetery Machine Shed

There are no hot or cold water storage systems in the Common and Village Way public conveniences.

4. Key Principles

The Parish Council aims to have in place all the necessary and appropriate measures for the prevention of the formation of Legionella bacteria, thus offering, as far as is reasonably practicable, a high level of protection to all persons who may be affected by the use and distribution of the Parish Council's water services.

The Parish Council will do all that is reasonably practicable to protect employees, visitors and neighbours from hazards arising from the use and distribution of water services at the Council properties listed above.

5. Risk Management

The Parish Council will undertake the following actions to mitigate the risk of the growth of Legionella bacteria in Council property water systems:

- The Parish Council will instruct a suitably qualified contractor to carry out a Risk Assessment for the operation of the water services annually in the Council properties listed above. Should significant changes be made to the water system, the Risk Assessment and Legionella Log Book shall be reviewed.

- The Parish Council will ensure that adequate measures are in place to ensure, as far as is reasonably practicable, that any Legionella risks are either prevented or adequately controlled.
- The Parish Council will take action where the level of control requires improvement.
- The Parish Council recognises that storing water above 60 degrees presents a risk of scalding, especially to vulnerable or young persons. To help prevent this, thermostatic mixing valves have been fitted to outlets where persons may come into contact with hot water in Snoxhall Pavilion and the Youth Centre.
- Cold water storage systems shall be managed to ensure water supplies are kept below 20 degrees. Cold water storage tanks shall be monitored for temperature, appropriately insulated and vented and shall be subjected to inspections at least annually.
- Cold water storage tanks and water systems shall be cleaned, disinfected and flushed annually or after any significant alterations or maintenance works have taken place.
- Calorifiers shall be inspected and flushed annually.
- Dead legs in pipework have been removed.
- Any installations, alterations and maintenance shall only be carried out by a competent person.
- The Council will provide training for staff on Legionella prevention.

October 2022

Policy Review Date: October 2026