



**LAURUS**  
TRUST

# **Estates Department - Legionella Policy**

Author: Robert Hardman - Estates Director of Operations

**Date of Review:** 01/07/25

**Date of Next Review:** 01/07/26

**Contents**

**LEGIONELLA POLICY & GUIDANCE ..... 3**

- Policy ..... 3
- Relevant Legislation ..... 3
- Background..... 3
- Risk Assessments ..... 3
- Management Control Measures ..... 4

**MANAGEMENT STRUCTURE ..... 6**

- Duty Holder ..... 6
- Responsible Person ..... 6
- Deputy Responsible Person ..... 6
- Competent Help / Contractor ..... 6

**EQUALITY IMPACT STATEMENT ..... 7**



# LEGIONELLA POLICY & GUIDANCE

## Policy

The Laurus Trust undertake to fully comply with the Health & Safety Executive's Approved Code of Practice and Guidance – "Legionnaires' disease – The control of legionella bacteria in water systems" (L8).

The Trust will work together with its named competent contractors and Duty Holder, Linda Magrath, CEO to ensure that the water risk assessments are evaluated, controlled and monitored as far as is reasonably practical.

## Relevant Legislation

- Health & Safety at Work etc. Act 1974
- Management of Health & Safety at Work Regulations
- Reporting of Injuries, Diseases & Dangerous Occurrences Regulations (RIDDOR)2013
- Control of Substances Hazardous to Health (COSHH)

## Background

Legionnaires' disease is a form of pneumonia that has a mortality rate of approximately 12%, & is contracted by the inhalation into the lungs of air-born droplets (aerosol) of water containing live Legionella Pneumophilla bacteria.

Usually, the infection can be fought with antibiotics; however, people who are immune-suppressed may be at a higher risk.

Legionella bacteria can be found in many water systems, but usually in low levels, however, proliferation of the bacteria can occur when there are "favourable" conditions.

If all steps have been taken as laid out in L8, then an outbreak of the disease is unlikely.

## Risk Assessments

A suitable & sufficient risk assessment to identify the potential risks of legionella being contracted from the Academy shall be carried out by the competent contractor appointed by the Responsible Person on behalf of the Duty Holder.

The assessment shall identify & evaluate potential sources of risk, and in particular, the means by which exposure to legionella is to be prevented, or, if prevention is not reasonably practicable, the means by which the risk is to be minimised.

All systems susceptible to colonisation by legionella & which have a potential means for creating water droplets (aerosol) shall be identified & the risks they present addressed.

Risk shall be assessed not just for the routine operation or use of the system, but also in relation to maintenance, breakdown, abnormal operation, commissioning or unusual circumstances.

Accordingly, the assessment will take into account of:

- the potential for droplet formation
- the water temperature
- the likely risk to those who inhale water droplets
- the means of preventing or controlling risk
- the materials in the system that can harbour or provide nutrient for bacteria & other organisms

If, following the assessment, there are no foreseeable or insignificant risks, & these are unlikely to increase, then no further action is required. However, where there is a foreseeable risk, then the Responsible Person shall ensure that a scheme is devised & adhered to.

All the Risk Assessments will be reviewed by the Responsible Person, in conjunction with the Trust's Estates Director, to ensure that:

- all proposed actions have been correctly prioritised; and
- agreed deadlines are set out for the completion of each level of priority with a clear understanding of who is responsible for implementing these actions
- Any additional control measures will be identified & documented by the Responsible Person with copies available to the Trust.

### Management Control Measures

It shall be the Trusts aim that water services shall be operated at temperatures that prevent the proliferation of legionella:

- hot water storage (calorifiers) shall be operated at a temperature of at least 60°C
- hot water distribution shall be operated at a temperature above 50°C attainable at taps furthest from the storage device within one minute of running
- cold water storage & distribution shall be operated at a temperature of 20°C or below

Temperature is the most effective way of controlling bacterial proliferation, i.e. Legionella Pnuemophilla enjoys an optimum temperature of 37°C. By ensuring that the temperature remains below 20°C and above 50°C, bacterial growth will be nullified.

- Pipe work shall be as short & direct as possible, especially where it serves intermittently used taps & appliances. No dead ends greater than 50mm to the main circulation shall be left when altering services & any dead legs greater than 50mm discovered during routine inspections or

maintenance should be removed.

- Pipe- work should be suitably lagged to maintain correct temperatures.
- On a monthly basis, hot water temperatures at taps shall be checked after one minute's running & cold temperatures after two minutes. All results should be logged & any issues reported to the Responsible Person for action.
- All shower heads & spray taps shall be de-scaled & disinfected on a quarterly basis.
- The competent contractor shall carry out the following on an annual basis, or more frequently if there is reason to suspect contamination:
  - conditions in tanks for the presence of organic material, vermin, etc.
  - conditions in calorifiers (where a drain-cock is present), for organic materials & unduly heavy build- up of scale
  - the condition of accessible pipe-work insulation
- Independent external audits to determine suitability of the legionella regime biennially.
- Review of this Policy & Guidance on an annual basis.

# Management Structure

## Duty Holder

Linda Magrath, CEO

Laurus Trust, Cheadle Hulme High School, Woods Lane, Cheadle Hulme SK8 7JY

0161 485 7201

## Responsible Person

Hydraclean Ltd, Unit 7 Cromwell Rd, Bredbury Park Industrial Estate, Bredbury, Stockport SK6 2RF

0161 430 5100

## Deputy Responsible Person

Michael Charnock Estates and Facilities Assistant

Laurus Trust, Cheadle Hulme High School, Woods Lane, Cheadle Hulme SK8 7JY

0161 485 7201 email: Michael.charnock@chhs.org.uk

## Competent Help / Contractor

Tom Scholes, Contracts Manager

Hydraclean Ltd, Unit 7 Cromwell Rd, Bredbury Park Industrial Estate, Bredbury, Stockport SK6 2RF

0161 430 5100

# Equality Impact Statement

Names and title of people involved with this assessment	Rachel Robinson Assistant Trust Director of Inclusion
Impact assessment carried out with regard to identified characteristics	<input checked="" type="checkbox"/> Race <input checked="" type="checkbox"/> Disability <input checked="" type="checkbox"/> Sex <input checked="" type="checkbox"/> Age <input checked="" type="checkbox"/> Religious belief <input checked="" type="checkbox"/> Sexual Orientation <input checked="" type="checkbox"/> Gender Reassignment
Summary of any issue/proposed changes	N/A
Date	23.05.25
Date of next review	July 2026



**Laurus Trust**

Woods Lane  
Cheadle Hulme  
Cheshire  
SK8 7JY

**t: 0161 549 7000**

**e: [enquiries@laurustrust.co.uk](mailto:enquiries@laurustrust.co.uk)**

**w: [laurustrust.co.uk](http://laurustrust.co.uk)**