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Policy:	Legionella Management Policy
Legal Requirements:	Health and Safety at Work etc Act 1974 (HSW Act); The Control of Substances Hazardous to Health Regulations 2002 (COSHH); and Guidance: The Health and Safety Executive (HSE) Legionnaires' Disease - Approved Code of Practice and guidance on regulations (ACOP)
Regulatory Standards:	<p>The Scottish Housing Regulator has set out Regulatory Standards for all Registered Social Landlords (RSLs) to ensure that RSLs deliver good outcomes and services for its tenants and service users through good governance and financial management.</p> <p>This policy evidences that the following Regulatory Standards are being met:</p> <p>Standard 1. The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.</p> <p>Standard 2. The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.</p> <p>Standard 4. The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.</p> <p>Standard 5. The RSL conducts its affairs with honesty and integrity.</p>
Notifiable Events Guidance:	In compiling this policy, consideration has been given to the Notifiable Events Guidance issued by the Scottish Housing Regulator and the impact of that guidance on the policy.
Equality and Diversity:	<p>The Association is committed to Equal Opportunities and will endeavour to ensure that all services are carried out in an undiscriminating manner in line with the Association's Equality and Diversity Policy.</p> <p>In particular, the Association will not discriminate on the grounds of age, disability, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, gender reassignment or sexual orientation.</p>
Human Rights:	<p>In compiling this policy, consideration has been given to "The Right to Adequate Housing" (Fact Sheet No. 21/Rev.1) published by the Office of the United Nations High Commissioner for Human Rights and the impact of that guidance on the policy.</p> <p>In particular, the Association is satisfied that this policy promotes the key aspects of the right to adequate housing – that it contains freedoms; entitlements; provides more than four walls and a roof; and protects against forced evictions.</p>
Complaints:	Although the Association is committed to providing high levels of service, we accept that there may be occasions where customers may not be satisfied with the service they have received. The Association values all complaints and uses this information to improve the services that it provides. The Association's Complaints Policy describes our complaints handling procedure and how to make a complaint.
General Data Protection Regulation (GDPR):	The Association will treat all customers' personal data in line with its obligations under the current data protection regulations and our Privacy Policy. Information regarding how data will be used and the basis for processing data is provided in the Association's Fair Processing Notice.
Policy Author:	Kevin Freeman
Policy Review:	In order to ensure that any change in circumstances is accommodated this policy will be subject to review every two years in the month of November.
Policy Approval:	This policy was last reviewed / approved by the Management Committee of Yoker Housing Association Limited at its meeting held on Thursday the 27th of November 2025.



Statement of Policy Aims and Principles

Yoker Housing Association Limited (the Association) recognises that under the Health and Safety at Work etc. Act 1974, the Association has a duty to ensure the health, safety and welfare of its employees, tenants, contractors as well as the general public and others who may be affected by its undertakings.

The Association also recognises that the management of legionella related risks falls within the organisation's general health and safety responsibilities. The Association therefore complies with the Control of Substances Hazardous to Health (COSHH) Regulations 2002 as amended, the Approved Code of Practice and Guidance L8 "Legionnaires' disease: The control of legionella bacteria in water systems" and the Water Supply (Water Fittings) (Scotland) Byelaws 2014 and all other relevant legislation.

To achieve legal compliance and best practice in terms of Legionella risk control this policy sets out guidelines that ensures the Association complies with its legal duties in relation to the assessment and management of the risk of legionella. The Association aims to minimise and control the risk from Legionnaires' disease by:

- Appointing a responsible person who will have a duty to put in place an action plan to minimise the risk of Legionella and to manage and monitor any necessary works;
- Identifying and assessing sources of risk (e.g. where conditions are present that may encourage Legionella bacteria to multiply or where there is a means of creating and disseminating breathable droplets), and establishing any items of non-compliance;
- Assessing the level of risk through a structured Legionella Risk Assessment programme, which aims to eliminate or reduce the risk to an acceptable level;
- Arranging inspections and maintenance of water systems, and where needed a programme of disinfection; and
- Retaining records of maintenance, inspection and testing for a minimum of five years.

These duties include identifying and assessing sources of risk, preparing a scheme to prevent or control risk, implementing, managing and monitoring precautions, keeping records of precautions and appointing a responsible person who is responsible for managing and monitoring the necessary works to minimise the risk of legionella.

Legislation and Statutory Guidance

Employers have a duty to ensure the health, safety and welfare of employees so far as is reasonably practicable. Employers must ensure that non-employees who may be affected by work activities are not exposed to risks to their health and safety. There is also a duty on the employer to ensure that the premises and machinery do not endanger people using them. Employers must:

- Identify and assessing sources of risk;
- Prepare a scheme for preventing or controlling the risk;
- Implement and manage the scheme; and
- Keep records of what tasks have been done.

The following list represents the most relevant legislation and regulatory guidance in relation to legionnaires' and water safety:

- The Health and Safety at Work Act 1974 (HASWA)
- ACOP L8 Legionnaires' disease. The control of legionella bacteria in water systems
- The Control of Substances Hazardous to Health Regulations 2002 (as amended);
- The Water Supply (Water Fittings) (Scotland) Byelaws 2014;
- British Standards 8580-1:2019- Water Quality: Risk assessment for Legionella;
- INDG 458 Legionnaires' Disease - a Brief guide for Duty holders (2012);
- HSG274 Legionnaires' Disease - Technical Guidance (Parts 1, 2 & 3) (2013);
- IACL27 (rev2) Legionnaires' Disease - A guide to employers;
- The Management of Health and Safety at Work Regulations 1999;
- The Water Supply (Water Quality) (Scotland) Regulations 2001;
- The Building (Scotland) Regulations 2004; and
- The Private Water Supplies (Scotland) Regulations 2006.



Legislation and Statutory Guidance (continued)

Landlords

Section 3(2) of the HASWA makes provision for relevant health and safety legislation to apply to landlords to ensure a duty of care is shown to their tenants with regard to their health and safety.

The COSHH Regulations provide a framework of actions to control the risk from a range of hazardous substances, including biological agents (e.g. Legionella), to identify and assess the risk, and implement any necessary measures to control any risk.

Scottish Social Housing Charter

The Association has taken due consideration of the outcomes and standards within The Scottish Social Housing Charter (SSHC) in the development and implementation of this policy. The outcomes and standards that cover the remit of this policy are:

Outcome 4 – Quality of Housing:

Social landlords manage their businesses so that:

- *Tenants' homes, as a minimum, when they are allocated are always clean, tidy and in a good state of repair, meet the Scottish Housing Quality Standard (SHQS), and any other building quality standard in place throughout the tenancy; and also meet the relevant Energy Efficiency and Zero Emission Heat Standard.*

Outcome 5 – Repairs, Maintenance and Improvements:

Social landlords manage their businesses so that:

- *Tenants' homes are well maintained, with repairs and improvements carried out when required, and tenants are given reasonable choices about when work is done.*

Definitions

The following definitions are used in this policy:

Legionella – “A potentially dangerous type of bacteria when inhaled with water vapour. Bacterium grows best in warm, nutrient rich water”.

Legionella Risk Assessment – “A specific risk assessment carried out to determine the risk level of Legionella Assessment proliferation, and exposure from a specific water system”.

Log Book – “A record book provided to record all local checks and tests carried out, as specified by legionella risk assessment”.

Legionnaires' Disease – “A potentially fatal form of pneumonia caused by legionella bacteria”.

Legionnaires' Disease

The Association has a duty of care as a landlord and employer to ensure that tenants, residents, staff and visitors are protected from the risk of contracting Legionnaires' disease from water supplies and systems for which it is responsible.

Within the ACOP L8 Legionnaires' disease. The control of legionella bacteria in water systems (2013), the HSE defines Legionnaires Disease as:

Legionellosis is a collective term for diseases caused by legionella bacteria including the most serious legionnaires' disease, as well as the similar but less serious conditions of Pontiac fever and Lochgoilhead fever. Legionnaires' disease is a potentially fatal form of pneumonia and everyone is susceptible to infection. The risk increases with age, but some people are at higher risk, e.g. people over 45, smokers and heavy drinkers, people suffering from chronic respiratory or kidney disease, diabetes, lung and heart disease or anyone with an impaired immune system.



Legionnaires' Disease (continued)

The bacterium legionella pneumophila and related bacteria are common in natural water sources such as rivers, lakes and reservoirs, but usually in low numbers. They may also be found in purpose-built water systems, such as cooling towers, evaporative condensers, hot and cold water systems and spa pools. If conditions are favourable, the bacteria may multiply, increasing the risks of legionnaires' disease, and it is therefore important to control the risks by introducing appropriate measures. (Source: HSE Legionnaires' Disease The control of legionella bacteria in water systems, 2013)

Legionella bacteria are widespread in natural water systems, e.g. rivers and ponds. However, the conditions are rarely conducive for people to catch the disease from these sources. Outbreaks of the illness occur from exposure to legionella growing in purpose-built systems where water is maintained at a temperature high enough to encourage growth, e.g. cooling towers, evaporative condensers, hot and cold water systems and spa pools used in all sorts of premises (work and domestic).

Legionnaires' disease is normally contracted by inhaling small droplets of water (aerosols), suspended in the air, containing the bacteria. The following conditions can increase the risk from legionella:

- The water temperature in all or some parts of the system may be between 20–45°C, which is suitable for growth;
- It is possible for water droplets to be produced and if so, they can be dispersed;
- Water is stored and / or re-circulated
- There are deposits that can support bacterial growth, such as rust, sludge, scale, organic matter and biofilms.

It is important to control the risks by introducing measures which do not allow proliferation of the organisms in the water systems and reduce, so far as is reasonably practicable, exposure to water droplets and aerosol. This will reduce the possibility of creating conditions in which the risk from exposure to legionella bacteria is increased.

Most people exposed to Legionella do not become ill and Legionnaires Disease cannot be transmitted from person to person. Some keys points in relation to the disease are:

- Incubation Period of between two and ten days;
- Symptoms include:
 - Severe pneumonia
 - Dry cough
 - Diarrhoea
 - Vomiting
 - Difficult breathing
 - High fever
 - Chills
 - Headaches (some people may become confused / delirious)
- The disease has a fatality rate of approximately 12%
- The disease can be treated effectively by anti-biotics.

Management Roles and Responsibilities

In accordance with ACOP L8 Legionnaires' disease. The control of legionella bacteria in water systems, the Association has a management structure in place to manage its legionella control measures.

The keys roles and responsibilities are:

Management Committee

The Management Committee is collectively responsible for providing leadership and direction on health and safety and for approving the Legionella Policy. The Management Committee will make available all reasonable funding and support as may be required to ensure compliance with this policy and legionella risk management.



Management Roles and Responsibilities (continued)

Duty Holder

The Association's Director, as Duty Holder, has overall responsibility for ensuring the Association has implemented an effective Legionella Management System and control regime.

The Duty Holder is responsible for:

- Appointing a Responsible Person and Deputy Responsible Person to implement the day-to-day management of this policy;
- Ensuring the Responsible Person and Deputy Responsible Person have adequate training, are competent and hold suitable authority to undertake their roles;
- Ensuring adequate finance is secured for the delivery of this service;
- Ensuring that all staff who have a responsibility in implementing this policy are kept fully informed of developments in legislation and good practices relating to the management of Legionella bacteria within water systems; and
- Ensuring that the duty of care to our tenants, employees and contractors is met.

Responsible Person

The Housing Services Manager, as Responsible Person, holds the day-to-day responsibility for the implementation of the Legionella Management System.

The Responsible Person is responsible for:

- Acting as "competent person" under the Legionella Regulations;
- Procuring suitably competent and qualified contractor(s) on behalf of the Association who will be available to undertake all works, surveys, removals and risk assessments in order to comply with the Legionella Regulations;
- Commissioning Risk Assessments for Association properties and ensure that these are updated in accordance with the Risk Assessment or sooner to reflect any legislative and regulatory changes or in the event of:
 - A change to the water system or its use;
 - Significant changes to the water system on site;
 - A change to the use of the building where the system is installed;
 - The results of the checks indicating that control measures are no longer effective;
 - Changes to key personnel; or
 - A case of Legionnaires' disease / Legionellosis associated with the system.
- Ensuring that the Legionella database is kept up to date;
- Ensuring all planned, cyclical, refurbishment and void works fall in line with this policy; and
- Ensuring there is communication with tenants regarding Legionella management via the Association's website, newsletter and correspondence as required.

Depute Responsible Person

The Property Services Officer, as Depute Responsible Person, is responsible for assisting the Responsible Person in the implementation of the Legionella Management System.

Operational Staff

The Association's Maintenance Services Staff, as operational staff, are responsible for assisting the Responsible Person and Depute Responsible Person in the Association's day-to-day implementation of this policy.

Operation staff are responsible for:

- Instructing and recommended remedial works as per the timescales set out within any risk assessments;
- Co-ordination with residents regarding programmes for legionella inspections and planned preventative maintenance to water systems;
- Tenant liaison and appointment scheduling; and
- Contractor liaison and appointment scheduling.



Management Roles and Responsibilities (continued)

Risk Assessors (External Consultants)

The Association has appointed competent external consultants to carry out risk assessments and reviews. Where identified within a risk assessment, the consultants are appointed to provide services relating to Legionella monitoring and water hygiene.

The current competent external consultant is:

SMS Environmental
Suit 1/G
Avondale House
Strathclyde Business Park
Bellshill
ML4 3NJ

Contractors

Where recommended during a Risk Assessment, the Association will employ competent external contractors to carry out legionella preventative monitoring and water hygiene services. As a minimum requirement, contractors are required to be registered member of the Legionella Control Association (LCA) or the Water Management Society (WMSoc). Contracted works may include Legionella sampling, tank inspections, water sampling (for all bacteria) and other associated services, as identified in the Legionella Risk Assessment programme.

Risk Assessments

The Association will arrange for a suitable and sufficient risk assessment programme to be carried out (and regularly reviewed) to identify and assess the risk of exposure to Legionella bacteria from water systems across all of its properties.

The Association will use qualified Legionella Risk Assessors to carry out the risk assessment programme. The Assessors and the Association will determine an appropriate programme of risk assessing, which may involve the use of 'representative' assessments followed by an ongoing programme or rotation across different addresses.

All recommendations and remedial action will be recorded in a Legionella Action Plan. The recommendations should also highlight the management control actions that may be carried out, either in-house or by an external contractor. The Legionella Action Plan will be updated as recommendations by the Risk Assessor are implemented.

All remedial work will be carried out in accordance with the timescales specified in the risk assessment.

The risk assessment will be reviewed at regular intervals, in line with the risk assessors recommendations, or when it is believed that the original risk assessment is no longer valid, for example following a change in the building or water supply.

Water Fittings and System Requirements

The Association shall ensure that all water fittings comply with relevant legislation and have the CE mark, British Standard kitemark or appropriate equivalent. Where required, specialist advice will be obtained in the selection of all water systems fixtures and fittings. The Association will ensure that all water fittings are suitable for the purpose intended.

To reduce the risks associated with legionella, water systems should meet the following requirements:

- Hot water shall be stored in tanks at a temperature of at least 60°C to achieve thermal disinfection.
- Water pipes shall be as short and direct as possible and pipes and tanks will be effectively insulated. Tanks will be protected against contamination and materials used which do not encourage Legionella growth.
- Hot water shall reach taps at temperatures greater than 50°C within one minute of running.
- Cold water shall be stored at a temperature of less than 20°C. Cold water shall reach taps at temperatures less than 20°C within two minutes of running.
- All little used outlets shall be routinely flushed through.



Water Fittings and System Requirements (continued)

Where a water system does not meet these requirements, the Association will implement the necessary controls identified during any relevant risk assessment.

Disinfection

Water services will be disinfected when any of the following situations occur:

- If a routine inspection or risk assessment considers this necessary;
- After any prolonged shutdown of a month or longer (a risk assessment may indicate the need for cleaning after a period of less than one month, especially in summer when temperatures have been high);
- If the system or part of it has been substantially altered which may lead to contamination; or
- Following an outbreak or suspected outbreak of Legionnaires' disease or any other water borne infection / disease.

Notification Requirements

If it is suspected or confirmed that a tenant, employee or visitor has contracted Legionnaires Disease, the Association will report the incident to the HSE under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR).

Advice and Guidance

The Association uses the following methods to provide residents with advice and guidance in relation to water safety:

- Provide information on the Association's website in relation to water safety.
- Publish the Association's Tenant Health and Safety Handbook on the Association's website.
- Provide tenants with a copy of the Tenant Health and Safety Handbook upon request.
- Provide new tenants with a copy of the Association's Tenant Health and Safety handbook at tenancy sign-up which advises:
 - Tenants to run water through all taps and shower heads regularly to prevent the occurrence of stagnant water.
 - Tenants to unscrew their shower head and hose regularly and immerse these in disinfectant for a couple of minutes.
 - Tenants who have been away from home for more than 48 hours to, upon their return, run all taps and water outlets at a high temperature for at least 2 minutes.
 - Tenants who are returning from a longer holiday or break, to run water through all taps and shower heads for at least 5 minutes and immerse shower heads in disinfectant for 10 minutes.
 - Tenants to inform the Association immediately of any problems, debris or discolouration in the water, or a suspected or confirmed diagnosis of contracting an infection from it.

Void Property Procedures

The Association recognises that void properties have the potential to exhibit an increased risk of Legionella due to the possibility of stagnant water remaining undisturbed within pipework for prolonged periods.

To mitigate the increased potential risk associated with voids, an appointed contractor will undertake the following tasks when properties become void:

- Thoroughly flush and disinfect all taps / water outlets;
- Clean and disinfect, or replace, all showerheads;
- If present, inspect and report on the condition of water storage tanks;
- Replace all shower curtains; and
- Where necessary drain, disinfect and re-commission the water system.

Training and Competence

The Association is responsible for ensuring that responsible persons have relevant training to ensure they have the knowledge and competence to undertake their appointed role. The Association will retain a record of all training undertaken in relation to legionella.



Workplace Risk of Exposure to Legionella Bacteria (source HSE)

There is a reasonably foreseeable risk of exposure to legionella bacteria in:

- Cooling systems with cooling towers, evaporative condensers or dry/wet cooling systems;
- Hot and cold water systems;
- Spa pools;
- Other plant and systems containing water that can create and increase the risk from legionella during operation or when being maintained.

All systems require a risk assessment, however not all systems will require elaborate control measures. A simple risk assessment may show that the risks are low and being properly managed to comply with the law. In such cases, the Association may not need to take further action, but it is important to review our assessment regularly in case of any changes in our system, and specifically if there is reason to suspect it is no longer valid.

Risk Assessment of Office Premises

In carrying out the risk assessment of the office premises, the Association must consider the water systems, the equipment associated with the system such as pumps, heat exchangers, showers and its constituent parts. The Association must identify whether they are likely to create a risk from exposure to legionella. As part of the assessment process the Association must identify whether:

- The water temperature in all or some parts of the system is between 20–45°C.
- Water is stored or re-circulated as part of your system.
- There are sources of nutrients such as rust, sludge, scale, organic matter and biofilms.
- The conditions are likely to encourage bacteria to multiply.
- It is possible for water droplets to be produced and, if so, whether they can be dispersed over a wide area, e.g. showers and aerosols from cooling towers.
- It is likely that any of our employees, visitors etc are more susceptible to infection due to age, illness, a weakened immune system etc and whether they could be exposed to any contaminated water droplets.

Conclusion of Risk Assessment

The Association's office premises hold no store of water. The heating and hot water is supplied by highly efficient gas combination boilers that were installed in 2019. All cold water serving the premises is received directly from the main and no water storage tanks are present within the attic space. Showerheads within the office premises are cleaned daily.

We conclude that there is no reasonably foreseeable risk and that the risks are low and are being properly managed to comply with the law. We conclude that we need not take any further action at this stage, but that these existing controls must be maintained, and the assessment reviewed regularly in case anything changes within the water system or in the use of our office premises.

Monitoring and Controlling the Risk

The Association will review this policy and risk assessment at regular intervals of two years. The policy and risk assessment may be reviewed more regularly in response to a change to water systems managed by the Association or if new information or any change to legislation relating to the control of legionella bacteria is issued.



Tenant Risk of Exposure to Legionella Bacteria (source HSE)

The practical and proportionate application of health and safety law to landlords of domestic rental properties is that whilst there is a duty to assess the risk from exposure to legionella to ensure the safety of their tenants, this does not require an in-depth, detailed assessment.

The risks from hot and cold water systems in most residential settings are generally considered to be low owing to regular water usage and turnover. A simple assessment may show that there are no real risks and are being properly managed and no further action is needed. It is important to review the assessment in case anything changes in the system.

Implementing simple, proportionate and appropriate control measures will ensure the risk remains low. For most domestic hot and cold water systems, temperature is the most reliable way of ensuring the risk of exposure to Legionella bacteria is minimised i.e. keep the hot water hot, cold water cold and keep it moving.

Other simple control measures to help control the risk of exposure to Legionella include:

- Flushing out the system prior to letting the property;
- Avoiding debris getting into the system (e.g. ensure the cold water tanks, where fitted, have a tight fitting lid);
- Setting control parameters (e.g. setting the temperature of the hot water cylinder (calorifier) to ensure water is stored at 60°C); and
- Make sure any redundant pipework identified is removed.

The risk is further lowered where instantaneous water heaters (for example combi boilers and electric showers) are installed because there is no water storage.

Low Risk Systems

The HSE guidance on the control of legionella bacteria in hot and cold water systems identifies the following as examples of low-risk situations:

- In a small building with people especially 'at risk' from legionella bacteria;
- Where daily water usage is inevitable and sufficient to turn over the entire system;
- Where cold water comes directly from a wholesome mains supply (no stored water tanks);
- Where hot water is fed from instantaneous heaters or low storage volume water heaters (supplying outlets at 50°C); and
- Where the only outlets are toilets and hand washbasins (no showers).

Risk Assessment – Existing Stock

During the financial year 2019 / 2020 the Association employed a competent contractor to complete an inspection of all properties in order to identify and assess the source of any risks in respect to Legionnaires' disease. As part of this risk assessment the Association identified twenty tenement properties and three non-tenement properties in which attic tanks were in situ and in use.

The Association drained and disconnected the attic tanks serving twenty-two of the properties identified. All cold water serving these properties now comes directly from the mains and all heating and hot water is provided through highly efficient instantaneous boilers. Within the one remaining property at 2023 Dumbarton Road, an owner occupier opted not to participate in the programme. All other properties within this close are served by a cold water supply directly from the mains. The testing and cleaning of the attic tank is now the sole responsibility of the owner occupier.

As all properties are connected to the cold water main supply, the water systems are considered low risk in accordance with the HSE guidance on the control of legionella bacteria and require limited control measures, generally relating to periods during which properties are vacant.

Risk Assessment – Holehouse Drive

The renovation of four properties within the listed building at Holehouse Drive was completed in September 2021. There are no water storage tanks within the building and the cold water is served directly from the mains. The heating and hot water is supplied by highly efficient gas combination boilers. The water systems are considered low risk in accordance with the HSE guidance on the control of legionella bacteria and require limited control measures, generally relating to periods during which properties are vacant.



Tenant Risk of Exposure to Legionella Bacteria (source HSE) (continued)

Risk Assessment - Fire Suppression System

As part of the conversion of 1945 Dumbarton Road from a commercial premises to domestic dwelling, a condition of planning approval was for the installation of a sprinkler system that is activated in the event of a fire. This system is independent from the main water system that serves the property and can only be activated in the case of an emergency.

To ensure that the system operates correctly, the system is serviced by a specialist contractor on an annual basis.

The Association's external Risk Assessor has confirmed the system is considered low risk since water is stored in a sealed tank and is only activated in an emergency. The water storage tank cannot be accessed by the tenant. The Risk Assessor therefore confirmed that routine legionella testing of the installation is not required.

Risk Assessment - Air-Source Heat Pumps

The completion of fifteen high energy efficient new build properties were completed in January 2025. The cold water to these properties is served directly from the mains. The hot water for these properties is generated using an air-source heat pumps and calorifier which also stores the hot water.

Risk assessments for each property were undertaken and a number of recommendations were highlighted by the Risk Assessor. All recommendations were implemented within the timescales identified within the risk assessment.

The heat source heat pumps operate an in-built 'Legionella Cycle' that pasteurises the waters systems on a weekly basis to prevent the occurrence of legionella bacteria.

Through the implementation of the recommendations highlighted alongside the planned maintenance programme for the servicing and inspection of the air-source heat pumps, calorifiers, expansion vessels and thermal mixing valves (TMVs), the Association has introduced proportionate and appropriate control measures for effectively managing the risks associated with legionella.

Monitoring and Controlling the Risk

It can be concluded that the risks relating to Legionella are low at this time and are being properly managed to comply with the law. It can also be concluded that no further action is required at this stage, but these existing controls must be maintained, and the assessment reviewed regularly as a precaution against any changes in the nature of the Association's water supply systems.

The Association will review this policy and risk assessment at regular intervals of two years. The policy and risk assessment may be reviewed more regularly in response to a change to waters systems managed by the Association or if new information or any change to legislation relating to the control of legionella bacteria is issued.