

	MAINTENANCE & ASSET MANAGEMENT Providence Row Housing Association	Water Quality Testing (Legionnaires Disease) Procedure VERSION: 4
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WATER QUALITY TESTING (LEGIONNAIRES DISEASE) PROCEDURES

Procedure overview

PRHA will commission an external consultant to carry out a risk assessment on all the water systems in all sites, projects and schemes.

From this risk assessment a list of all schemes that should have an annual maintenance have contracts with water treatment specialists will be carried out. PRHA will contract with an external contractor to carry out water testing treatment regimes as identified by the risk assessment. All new sites will be assessed prior to coming into management to identify risk of legionnaires.

The contracts are raised, serviced and monitored by the Property Services Department.

Procedure: Property Services Department

1. Commission External Consultant

The property services department will commission an external consultant to assess all of PRHA's sites and properties to identify those which need a programmed water treatment schedule.

2. Schedule

Following on from this report PRHA will maintain the schedule and commission a contractor to carry out the routine water hygiene works, testing and sampling.

Quarterly Reports & Monitoring

To check schedule to identify contracts when due for treatment or testing. When routine periodic tests are due: review contractor performance, check water system register kept up to date and testing / documentation regime complete. Report compliance to SMT as part of the Property Services Qtrly audit report which is due the 2nd SMT after qtr end.

Contractor Documentation

When the water hygiene works, testing and sampling has been carried out, the Service Contractor issues standard documentation which lists the system details, the inspection details, details of any faults found, and details of any remedial action taken.

5. Defects / making Safe

If for any reason the system tested has been found to be faulty or does not pass the hygiene testing and / or water sampling, the contractor is required to make safe any defects, which can be repair, or if appropriate, the system is isolated to prevent use. The Maintenance Manager/Property Services Team will be advised of such defective systems to enable alternative arrangements to be out in place. It is vital that action is taken immediately according to the seriousness of the fault

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6. Water Hygiene Works Schedule

The original copy of the routine water hygiene works, testing and sampling schedules for each scheme is kept on file in the Property Services Office, a copy being sent to the Hostel Manager for filing. This must be made available on site to Environmental Health Officers if requested.

7. Storage of Certificates and Records

Records are kept in the Property Services office/archived for a period of six years from the date of each check and the PRHA will make available to appropriate people on request either the original record or a copy of it.

8. Contracts

All appropriate schemes have annual maintenance contracts with water treatment specialists who carry out annual regimes and maintain the quality water supplied within the buildings. The contracts are raised and serviced by the Property Services Department.

PRHA will base its programme of water testing on the results of an independent risk assessment of all water system and the carrying out of water testing and treatment by an external contracted company

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Appendix One

AVOIDANCE OF PROLIFERATION

In general, proliferation of Legionella in water systems may be prevented by:

Avoiding water temperatures in colder water systems above 20°C and in hot water systems below 45°C. This relates to stored water.

Avoiding water stagnation by sizing systems and storage capacity to ensure movement and ensuring system design minimises 'dead legs' and the like.

Avoiding use of materials in the construction of systems, which could harbour or promote microbiological growth.

Maintaining system cleanliness and hygiene.

Establishing and maintaining a water quality monitoring regime and programme and by operating systems safely and correctly by means of routine maintenance, record keeping and the establishment of management procedures, training and communication.

For hot and cold water services potential means for creating and disseminating water droplets is normally restricted to water fittings used by occupants inside the building.

In order to assess the risk of exposing the occupants of the building to legionella from the hot and cold water services the assessment will involve a site survey of the water service to determine whether the conditions above can be achieved.

HOT AND COLD WATER SERVICES

Water systems should operate at temperatures that prevent the proliferation of legionella, i.e.:

Hot water plant where water is stored and heated (storage and semi-storage systems), 60°C.

Hot water plant where heater is instantaneously heated and supplied (instantaneous systems), 50°C.

Hot water distribution (including return pipework), at least 50°C attainable at the taps (or entry to temperature control devices) with one minute of commencement of running water.

Cold water storage and distribution, 20°C.

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Water temperatures at hot water plant (monthly).

Hot water temperatures at taps after one minutes running (all taps should be checked at least once a year and a representative number, ideally those nearest to and furthest from the calorifier, should be checked monthly).

Conditions in tanks, for the presence of organic materials, vermin etc. (annually, or more frequently if there is reason to suspect contamination).

Conditions in calorifiers, for organic materials and unduly heavy build-up scale (annually).

The condition of accessible pipework and insulation (annually).

If inspection of the system reveals contamination, damage or malfunction, remedial action should be taken as soon as possible and the system be rechecked at frequent intervals until it can be shown to operate safely.

RECORDS

For most hot and cold water services which have been assessed as presenting a risk of legionnaires disease, relatively simple system of recording will suffice. In addition to identifying the responsible people, it should include:

A simple plan and description of the system identifying the storage and header tanks, calorifies and relevant items of plant, especially water softeners, fitters, strainers and pumps.

Details of the risk assessment.

Details of the system operation relevant to controlling the risk, and the precautions to be implemented.

Procedures for inspecting and checking system.

Details of precautions carried out, including

A record of water temperatures.

A record of operation and checking of all plant and equipment associated with water treatment.

An inspection record results and subsequent action.

A record of cleaning and disinfections including details of chlorination levels, temperatures and contact time.

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Where on-line water treatment is provided, a record of the physical, chemical or biological parameters, which characterise the effectiveness of the system used.

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