



CORPORATE HEALTH AND SAFETY COMMITTEE – 11TH JULY 2007

SUBJECT: LEGIONELLA COMPLIANCE

REPORT BY: DIRECTOR OF THE ENVIRONMENT

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Members, Management and Trade Union Safety Representatives of the Authority's position regarding Legionella Management and compliance with the approved code of practice on Legionella Management known as L8.

2. SUMMARY

- 2.1 Current activities to ensure the risks associated with legionella in premises owned or occupied by Caerphilly County Borough Council are organised through the Property Division. Typically Building Managers engage the Property Division to carry out a legionella risk assessment including water testing and cleaning. This service level agreement for legionella compliance has been taken up by approximately 70% of clients across the Authority. The Property Division have in place 2 contracts for this work.
- 2.2 The gap in these arrangements relate to the coverage of the contacts as 30% of clients have either made alternative arrangements or have no arrangements in place to ensure the risks associated with legionella are effectively managed.
- 2.3 There is also a gap regarding works identified as necessary following the legionella risk assessments. In rare instances Building Managers would not commission the work identified as necessary following the legionella risk assessment and this was not flagged up or monitored across the Authority.
- 2.4 The final gap in arrangements relates to the requirement for testing which fell outside the scope of the contract e.g. weekly/monthly water temperature tests. This was typically identified by the legionella risk assessment and in most cases not followed up by the Building Manager.
- 2.5 The existing contracts for legionella management are in the process of being updated and renewed and it is expected that 3 companies will be appointed to carry out legionella risk assessments and testing across the Authority.
- 2.6 The Property Division will ensure that all premises of which they are aware, has a legionella risk assessment, cleansing/disinfection and schematic diagrams as required under L8. Although this will still fall under the service level agreement, the Property Division will ensure that this work is done in all cases. There will be no option to make alternative arrangements.

- 2.7 The Property Division are responsible for ensuring suitable Contractors are selected to carry out legionella management in accordance with legal requirements and L8 guidance. The Property Division will also ensure that the work of the Contractors appointed is monitored and quality checked and will flag up any issues promptly.
- 2.8 CHSU has met with the Property Division to discuss arrangements for ensuring the Authority is effectively managing legionella. The Property Division are committed to ensuring that details of Building Managers who do not commission remedial works as required under the legionella assessments are notified to Directorate Health and Safety Officers and CHSU. This will enable monitor processes to be introduced and Directorate Management Teams to be informed of any risk areas. The Property Division are developing a written procedure to ensure this happens in all cases.
- 2.9 There remains a gap regarding additional testing identified as necessary under the legionella risk assessment. This will vary depending on the premises but may include weekly water temperature checks, monthly checks etc. Each Directorate will need to consider how they intend to address the shortfall. To date Education/Leisure are piloting an automated system in the Cwrt Rawlin Primary School and Social Services have requested costs from Property Services for these tests to be carried out by an external contractor.
- 2.10 Sheltered Housing does not come under the Legionella contracts managed by Property Services. The housing service has a separate contract managed by Housing Technical section. The original Contractor has however recently gone out of business and Housing Technical have made alternative arrangements for another contractor to continue the contract. The previous contract in place was L8 compliant with legionella risk assessments carried out, water testing, cleansing/disinfection and schematic drawings. The contract also covered additional testing identified by the legionella risk assessment e.g. weekly/monthly temperature checks. To date no remedial work has been identified as necessary following the legionella risk assessments however any works that are required would be arranged immediately by Housing Technical. Housing Technical have systems in place to ensure that the work of the Contractor appointed is monitored and quality checked and will attend to any issues promptly.
- 2.11 Legionella risk and its management is covered by the Corporate Health and Safety Unit as part of the mandatory Building Managers Health and Safety Training day. This provides Building Managers with an understanding of the risks and their responsibilities. Auditing on legionella management will also be carried out by the Corporate Health and Safety Unit as part of their annual work programme and reports on shortfalls will be provided to Directorate Management Teams as necessary.
- 2.12 A summary of the current position for legionella management (with the exception of Sheltered Housing) is attached as Appendix 1.

3. RECOMMENDATION

- 3.1 That the contents of the report be noted.

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Councillor David Poole, Cabinet Member

Appendices:
Appendix 1 Legionella Compliance Management