CROYDON CHURCHES HOUSING ASSOCIATION
WATER HYGIENE MANAGEMENT POLICY

Version History	
Policy name	Water Hygiene Management Policy
Version code	1.1
Lead Officer	Asset Manager
Date of Issue	June 2023 - Reviewed August 2026 2029
Review Date	August 2029
Parent Policy	Health and Safety Policy
Policy Updated By	Asset Manager

1. Introduction

1.1 Regulations concerning the risk of legionella bacteria in water systems are conferred to building owners and managers within sections 2, 3, 4 and 6 of the Health and Safety at Work Act 1974 and regulations 6, 7, 8, 9 and 12 of the Control of Substances Hazardous to Health Regulations 1999. Guidance was introduced in 2001 within the Approved Code of Practice L8 “Legionnaires’ disease: the control of legionella bacteria in water systems” and was updated in 2013.

1.2 ccha accepts its role in the management and control of legionella bacteria in water systems in respect of the Regulations. The Association also recognises its duty of care to its staff, residents, contractors and visitors to all buildings it owns, leases or manages, or any other location it may utilise at any time. ccha does not own any cooling towers and as such, will take guidance for the control of Legionella bacteria from the HSE Approved Code of Practice HSG274 Parts 2 & 3.

2. Objectives

Objectives:

ccha will:

i. Ensure that all relevant premises have an up-to-date legionella risk assessment;
ii. Continue to develop the programme of assessing domestic areas to better understand any potential legionella risks;
iii. Review each risk assessment every two years within 2 months of the expiry or when there is reason to believe that it is no longer valid;

iv. Ensure that the Control Schemes are managed and implemented;
v. Implement monitoring and recording procedures to ensure that measures are adequate, effective and well documented;
vi. Provide guidance to all residents to aid the implementation of the control schemes;
vii. Train all relevant personnel involved in the management of the water services to ensure they have the knowledge and competence to undertake their assigned tasks;
viii. Read this policy at least annually and update/re-publish at least every three years or when new legislation or organisational change;
ix. Communicate this policy and relevant information to all Staff, Residents, Contractors and subcontractors;
x. Ensure the organisation has access to competent help in applying the provisions of Health and safety Law.

The requirements of this policy will be delivered through the ccha Water Hygiene Management Procedures.

3.0 Policy

3.1 This policy covers:

- All premises where ccha have management responsibilities, whether an owner, or lessor of those premises.

3.2 In accordance with requirements of Health and Safety at Work Act 1974, this policy names the Chief Executive as the duty-holder for all premises owned and managed by ccha.

3.3 The duties of the duty-holder are divested to the following roles:

- Director of Homes
- Asset Manager
- Senior Compliance Office
- Compliance Officers
- External consultants and contractors

4.0 Review

4.1 This policy will be subject to review in line with the ccha policy review cycle, or whenever it is suspected to no longer be valid.

5.0 Equality and Diversity

5.1 We will treat all customers with fairness and respect. We recognise that we have an ethical and a legal duty to advance equality of opportunity and prevent discrimination on the grounds of age, sex and sexual orientation, disability, race, religion or belief, gender reassignment, pregnancy and maternity, marriage and civil partnership. See our Equality, Diversity and Inclusion Strategy.