

LILLY ROSE SUPPORTED HOUSING

LEGIONELLA MANAGEMENT POLICY

1. Policy Statement

Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow. The Health and Safety Executive provide guidance on what landlords must do to control any risks, this policy has been developed using this guidance. Landlords' duties apply to a wide range of accommodation, occupied under a lease or a licence, which includes but not exclusively, residential premises provided for rent by:

- local authorities
- housing associations
- private sector landlords
- housing co-operatives
- hostels

The law is clear that landlords who rent out property have legal responsibilities to ensure the health and safety of their tenants by keeping the property safe and free from health hazards. Section 3(2) of the Health and Safety at Work Act 1974 (HSWA) The general duties require under section 3(2) that "It shall be the duty of every self-employed person to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that he and other persons (not being his employees) who may be affected thereby are not thereby exposed to risks to their health or safety."

Landlords, under Section 53 of HSWA are regarded as being self-employed and tenants fall into the class of "other persons (not being his employees)".

2. What Lilly Rose Must Do

As a landlord we recognise our health and safety responsibilities and the need to take the right precautions to reduce the risks of exposure to legionella. We will:

- Identify and assess sources of risk
- Manage any risks
- Prevent or control risks
- Keep and maintain records
- Assess each property and share requirements with the tenants and care provider

3. Responsibility

The designated officer responsible for implementation and monitoring of this policy will be the Board.

4. Commitment and Review

Lilly Rose will formally review this every three years.