



School Premises Management Handbook

Annex F

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Legionella and water systems



What is Legionella?

Legionella bacteria is commonly found in water. The bacteria becomes harmful when it multiplies in water where the temperatures are between 20-45°C and nutrients are available. The bacteria are dormant below 20°C and do not survive above 60°C.

What is the harm caused by Legionella bacteria?

Legionnaires' disease is a potentially fatal type of pneumonia, contracted by inhaling airborne water droplets containing viable Legionella bacteria. Such droplets, as spray or mists from certain taps, can be created by hot and cold water outlets, atomisers, wet air conditioning plant, and whirlpool or hydrotherapy baths.

Most of us can develop Legionnaires' disease. However, the highest risk categories include the elderly, smokers, alcoholics and anyone suffering from severe illnesses.

What preventive measures should be taken?

The risk of the bacteria becoming harmful and causing illness is avoided by ensuring all testing and subsequent remedial measures from surveys and so on are undertaken as required in line with the current legislation and standards applicable to water treatment.

The following elements must be commissioned:

- ➔ Full risk assessment on hot and cold water systems must be provided by qualified engineers. This will establish whether adequate measures are in place to control the risks
- ➔ All hot and cold water systems must be measured by means of temperature controls. The temperatures should be set to prevent legionella growth. Hot water cylinders must be set to 60°C (Celsius) and distributed at 50°C. Cold water should be stored and provided at 20°C

- ➔ Water tanks need to be monitored with water samples taken annually. Preventing contamination, e.g. by fitting tanks with lids and insect screens is also compulsory. Water tanks and pipework need to be insulated
- ➔ Regular service checks will help to minimise bacteria growth, scale build-up around taps and shower heads. All service checks - flushing, sampling and so on should be logged and recorded on site

What further guidance is available?

Current water and water systems legislation can be found by visiting the Health and Safety Executive (HSE) website



www.hse.gov.uk

L8 and Legionella Service and Prevention can be downloaded in PDF format. The details from the legislation are very informative and are useful to building occupiers.

The Water Regulations Advisory Scheme (WRAS) provides information on current water legislation. Guidance covering the water regulations and the installation of water systems are readily available and can be downloaded from their website



www.wras.co.uk

Water systems are now part of current UK Law where statutory certification must be present and in date. It is a criminal offence not to act on the requirements of UK Law.

Additional Resources

Traded Services for Schools



www.tradedservices.haringey.gov.uk/contacts

Haringey Governors Online

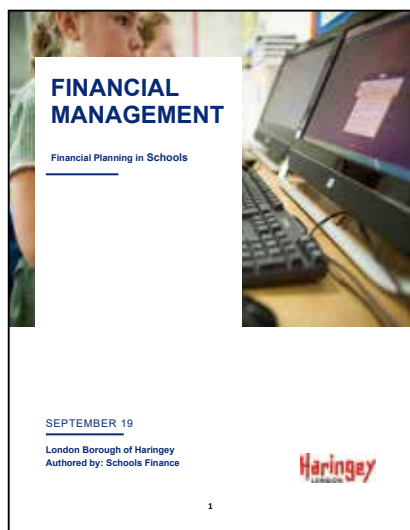


www.governors.haringey.gov.uk

School Financial Procedure Manual

This Manual contains operational guidance for schools' finance and related subjects.

Visit the school finance pages and download your copy at www.haringey.gov.uk



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Every effort has been made to ensure the accuracy of the content of this Handbook at time of publication.