



SP38 Legionella Policy

1. Scope of policy

The aim of this document is to set out Soha's approach to the management of Legionella bacteria in our water systems within the stock owned and managed by us, to staff, residents, contractors and the public dealing with water and water systems in our homes.

2. Aim

2.1 The aim of this Policy is to manage our statutory obligations in relation to Legionella and comply with the Approved Code of Practice L8, Health and Safety at Work Act 1974, Control of Substances Hazardous to Health 2002 and the Management of Health and Safety at Work Regulations 1999. In doing so we are able to protect Soha housing, its employees, contractors, tenants and the general public from accidental exposure.

This policy document should be read in conjunction with Soha's Legionella Procedures.

2.2 Legionella is potentially a significant risk for Soha. This policy is designed to mitigate the risks posed by Legionella which includes an outbreak of Legionnaires disease, the threat of legal action, adverse publicity etc.

2.3 In order to control the risk of accidental exposure, we will (through competent Contractors): Identify and assess the risk of Legionella bacteria in water systems, devise a scheme for eliminating or controlling the risk, manage the risk, select and train competent personnel and keep up to date records through electronic and log book data capture.

2.4 We will apply our Legionella policy consistently and fairly and will not discriminate against any person on grounds of their race, colour, ethnic or national origins, religion, sexual orientation, disability, gender, age or any other matter which may cause Soha to treat a person with injustice. We will promote inclusion and challenge discrimination.

3. Policy Statement

3.1 Soha will take all appropriate steps to comply with the relevant legislation and guidance.

3.2 Soha will take all reasonable and practical measures to prevent the exposure of employees, tenants and members of the public to legionella bacteria when visiting, living and/or working within any properties owned or rented by Soha.

3.3 Soha will keep a log of all locations of communal stored water systems and the associated risk assessments.

3.5 Soha will take measures to prevent exposing staff, contractors or the public to legionella bacteria through the provision of information, training (where appropriate), instruction and where necessary supervision

3.6 All staff will follow defined, detailed procedures where work is carried out on our water systems.

4. Implementation

4.1 Only approved competent contractors will undertake works on our water systems according to the requirements of the relevant statutory legislation, approved codes of practice and guidance.

4.2 After any testing of our communal water systems, the results will be recorded electronically by the Contractor. All remedial works required will be notified to Soha by the contractor in accordance with agreed timescales.

5. Training

Employees who are engaged in activities that support water safety management will receive training in accordance with the requirements laid out in relevant guidance and according to job role and its associated activities.

6. Resident Involvement

This Policy directly affects the safety of tenants in their homes. Soha will raise tenants' awareness of Legionella within publications and on the website.

7. Appeals

Tenants have a right of appeal under Soha's Complaints Policy if they feel that Soha has not treated them fairly.

8. Responsibility

The Director of Property Services and the Director of Housing and Communities are responsible for overall implementation of this policy. The Head of Asset Management and the Repair Manager are responsible for implementing and monitoring the policy in areas under their control. The Compliance Manager will monitor compliance across all disciplines. All employees must comply with the procedures which comply with health & safety at all times

9. Monitoring and review

We will ensure, through risk assessments and ongoing monitoring the necessary requirements to maintain water safety. This will be in partnership with specialist competent contractors. This Policy will be reviewed every three years.

10. Context

This Policy is based on current legislation. Soha will amend it in line with any changes.

Board Approved	N/A	SLT Approved	16 April 2025
Members' Forum Approved	N/A	Next Review Date	By April 2028
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