



# **WATER SAFETY POLICY**

# Contents

<b>1.</b>	Policy Statement	3
<b>2.</b>	Scope	3
<b>3.</b>	Our Commitments	4
<b>4.</b>	Governance	6
<b>5.</b>	Equality Impact Assessment	6

# 1. Policy Statement

- 1.1** This Water Safety Policy is to ensure that Eastlight Community Homes (hereafter ‘Eastlight’) meets its legal, statutory and regulatory requirements under UK legislative and regulatory obligations.
- 1.2** This Policy also serves as a reference document for employees and third parties on the responsibilities of meeting our obligations as a landlord and ensuring the risk of a potential outbreak of Legionnaires disease is adequately managed for the safety of our residents and those visiting our properties or offices.

# 2. Scope

- 2.1** In principle, this Policy applies to all properties and communal areas owned and managed by Eastlight.
- 2.2** This document should be read in conjunction with, but not limited to, the following Eastlight policies:
  - Repairs Policy;
  - Asbestos Policy;
  - Complaints & Resolutions Policy;
  - Compensation Policy;
  - Letting Standards;
  - Empty Homes & Lettings Policy; and
  - Disposal Policy.

## 3. Our Commitments

### 3.1 Statutory & Regulatory References

3.1.1 This Policy is designed to ensure Eastlight meets its obligations under the following legislative and regulatory requirements:

- HSE’s Approved Code of Practice (ACOP) ‘L8: The control of Legionella bacteria in water systems’ 2013 (4th edition);
- Management of Health & Safety at Work Regulations 1999;
- Workplace (Health, Safety & Welfare) Regulations 1992;
- Health & Safety at Work Act 1974;
- The Housing Act 2004;
- The Homes Standard;
- The Building Regulations 2010;
- The Control of Substances Hazardous to Health Regulations 2002; and
- Construction Design & Management Regulations 2015.

3.1.2 Any contractor undertaking testing and samples on Eastlight’s behalf must be registered through the Legionella Control Association (LCA) or other accredited body.

### 3.2 Our Roles & Responsibilities

3.2.1 Eastlight will assign duties to suitable positions within relevant departments, ensuring individuals responsible for fulfilling these duties receive appropriate training and have the necessary authority to execute a safe water system regime. This will be monitored through our procurement and annual contractor reviews.

3.2.2 Duty Holder: Overall responsibility for health and safety at Eastlight sits with the Board & Executive Management Team.

3.2.3 Responsible Person: Head of Compliance & Estates.

### 3.3 Our Commitments

3.3.1 Eastlight will manage the risk of exposure to Legionella disease based on the following risk profile:

Risk Profile	Definitions	Approach
<b>Low</b>	<ol style="list-style-type: none"> <li>Individual property with domestic-type water system;</li> <li>Where cold water is directly from mains supply; and</li> <li>Where hot water is fed from instantaneous or low volume heaters.</li> </ol>	<ol style="list-style-type: none"> <li>In-House Risk Assessment</li> </ol>
<b>Medium</b>	<ol style="list-style-type: none"> <li>Empty properties.</li> </ol>	<ol style="list-style-type: none"> <li>Flushing of system prior to letting the property; and/or</li> <li>Draining systems where property is to remain vacant for a long period.</li> </ol>
<b>High</b>	<ol style="list-style-type: none"> <li>Properties with multiple occupants sharing stored water facilities;</li> <li>Housing for Older People Schemes; and</li> <li>Eastlight offices.</li> </ol>	<ol style="list-style-type: none"> <li>To meet the requirements of the approved code of practice as defined in this Policy.</li> </ol>

3.3.2 To meet the requirements of the Approved Code of Practice (ACOP) for high-risk buildings, we will commission regular and routine monitoring of water outlets as follows:

Task	Interval
<b>Risk Assessment</b>	Biennial
<b>Thermostatic Mixing Valves</b>	Annual
<b>Tank Inspections / Temperature Checks</b>	Biannual
<b>Outlet Temperature Checks</b>	Monthly
<b>Flushing</b>	Weekly

3.3.3 Annual testing and sampling will be conducted by an LCA-affiliated contractor. This process will result in recommendations by a competent person and the necessary remedial works will be prioritised accordingly.

3.3.4 Each building will have a specific written scheme and risk assessment updated every two years, a logbook for recording works and tests will be undertaken on site and/or stored digitally. These will be made available to customers.

## 4. Governance

**4.1** We will provide monthly performance oversight to the Operational Health & Safety Committee, as well as the Executive Management Team.

**4.2** We will provide quarterly performance oversight to the Board.

## 5. Equality Impact Assessment

**5.1** An Equality Impact Assessment (EIA) for this Policy was conducted. As a result, actions have been put in place to mitigate any negative impacts.

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