

Water Safety Policy

Version Control						
Version	Date drafted	Date approved	Approved by	Date reviewed	Next review date	Owner
Final	02/08/2024	12/08/2026	Board		12/08/2026	Head of Property & Assets

1. Introduction

- 1.1. Water systems within blocks of flats and to individual dwellings need to be risk assessed, kept safe for use, and if required, be regularly maintained.
- 1.2. This policy explains how Westmoreland's commitments to water safety will be met. It is supported by a Water Management Procedure providing more detailed guidance.

2. Purpose

- 2.1. As a Landlord and Employer, Westmoreland are responsible for meeting all their statutory obligations. In addition, as a landlord and provider of Social Housing, we must meet the Regulatory Standards contained within the Regulator for Social Housing's Regulatory Framework for Social Housing.
- 2.2. A key objective of this Policy is to describe how Westmoreland will meet the required statutory, contractual and regulatory requirements in relation to water safety.
- 2.3. In addition, Westmoreland must undertake a monitoring role to ensure that they are able to demonstrate a validated landlord compliance position, and in doing so, can provide assurance to other 3rd Parties that statutory and regulatory standards are being achieved.
- 2.4. Further objectives of this policy are detailed below:
 - Provide clear lines of responsibilities for the management of water safety.
 - Form part of Westmoreland's wider organisational commitment to health and safety as set out in its Health and Safety Policy.
 - To ensure that all persons involved with the installation, inspection and servicing of water systems and appliances are properly trained and accredited.
 - Provide a commitment to customers and key partners (Care Providers) who are affected by water safety to communicate and raise awareness regarding the key issues.



- Put in place quality assurance and performance management arrangements to ensure that we are delivering excellent services to our customers.
- To provide a timetable for the review of the Water Safety Policy and the associated Management Plan.
- Provide a service that recognises the diversity of our customers as well as being inclusive and respectful.
- To ensure Westmoreland provide a safe environment for customers, colleagues and third parties to live and/or work.

3. Scope

- 3.1. This policy relates to offices, specialist supported housing, and other rented properties either owned or managed by Westmoreland, unless other parties are explicitly specified as having statutory responsibility in a lease or management agreement.
- 3.2. In addition to managing the potential risk arising from legionella, this Policy and the supporting Management Plan will cover risks from scalding.

4. Legal and regulatory responsibilities

- 4.1. The application of this policy ensures compliance with the regulatory framework for social housing in England, which requires all housing providers to 'meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes'.
- 4.2. Westmoreland Supported Housing will comply with all current and relevant legislation and specifically as detailed in the following:
 - The Health and Safety at Work Act 1974: This act places a duty on landlords to ensure, so far as is reasonably practicable, the health, safety, and welfare at work of all their employees, tenants and other users or visitors to our buildings.
 - The HSE's Approved Code of Practice L8: This code of practice provides advice on the control of Legionella bacteria in water systems.
 - Control of Substances Hazardous to Health Regulations 2002 (COSHH)
 - HSG274 - Legionnaires' disease Part 2: The control of legionella bacteria in hot and cold water systems.
 - Health Services Information Sheet No 6 - Managing the risks from hot water and surfaces in health and social care
- 4.3. Westmoreland takes the view that delivery of the commitments within this policy will ensure that the requirements of other legislation, such as the Health and Safety at Work etc. Act 1974 and Landlord Tenant Act 1985 and The management of Health and Safety at Works Regulations 1999 will also be met.

5. Our Approach

5.1. Suitable and sufficient individual Legionella Risk Assessments will be undertaken for all water systems at corporate offices, existing locations, acquired premises and new build properties, by a competent person in accordance with the requirements set out in ACoP L8 and in line with HSG274.

5.1.1 All Westmoreland properties will be categorised according to their potential risk to Legionella. This section details the approach Westmoreland will take in the conduct of Water Risk Assessments for each in order to minimise risk, so far as is reasonably practicable.

5.1.2 Westmoreland categorise the water systems within its properties into the following distinct groups:

- Shared Water Systems
- Dwelling water systems - Shared Premises. No stored water
- Dwelling water systems - Shared Premises. Stored water

5.2. Scalding:

5.2.1 Temperatures for hot water are expected to exceed 50°C at outlets in order to control the risk of legionella. Where vulnerable groups are present bathing or showering at temperatures above 44°C creates an increased risk of serious injury or fatality.

Vulnerable groups are those such as:

- Children
- Older People
- People with reduced mental capacity, mobility or temperature sensitivity
- People who cannot react appropriately or quickly enough to prevent injury.

5.3. Where a specific risk is thought to exist, Care Providers are asked to complete a scalding and burning risk assessment in line with Health Services Information Sheet No 6 - Managing the risks from hot water and surfaces in health and social care. Westmoreland will then support to deliver any further works required.

6. Record Keeping & Monitoring

6.1. Details of completed legionella risk assessments will be held digitally in the Sassa compliance management system.



6.2. Details of any recommendations and/or regimes arising from the risk assessment which Westmoreland are responsible to undertake will be stored in the Sassha compliance management system.

6.3. All legionella risk assessments will be reviewed on a 2 yearly basis to ensure they are still relevant where:

- There are changes to the water system or its use
- Following changes to the use of the building in which the system is installed
- In light of new information about risks or control measures
- A case of Legionnaires Disease associated with the system
- A key change in personnel

7. Other documents

7.1. This policy is linked to the following documents and they should be read in conjunction:

- Water Safety Procedure
- Standard Form – Legionella Risk Assessment Review
- Guidance – Guide to completing legionella risk assessment review

8. Policy review

8.1. This policy will be reviewed every 2 years.