

ARUN DISTRICT COUNCIL

REPORT TO HOUSING AND CUSTOMER SERVICES WORKING GROUP ON 22 OCTOBER 2020

PART A : REPORT

SUBJECT:	Water Safety Policy
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REPORT AUTHOR:	Satnam Kaur, Group Head of Residential Services
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DATE:	5 October 2020
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EXTN:	37740
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PORTFOLIO AREA:	Residential Services
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EXECUTIVE SUMMARY:

This report seeks approval for the adoption of the Water Safety Policy in respect of Council housing stock.

RECOMMENDATIONS:

Housing and Customer Services Working Group is asked to recommend to Cabinet:

- the adoption of the Water Safety Policy 2020
- to give delegated authority to the Group Head of Residential Services in conjunction with the Cabinet Member for Residential Services to make minor changes to the policy and plan

1.0 BACKGROUND:

1.1 As a landlord of social housing Arun District Council is responsible for managing the maintenance and repairs of our housing stock and this includes managing water safety.

1.2 This policy outlines how we will comply with the Regulatory Framework for Social Housing in England as outlined below:

1.2.1 Meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

1.3 ADC, as the Duty Holder, has specific duties (amongst others) under the Control of Substances Hazardous to Health Regulations 2002 to:

1.3.1 Carry out risk assessments and implement control measures

1.3.2 Control exposure to harmful substances.

1.4 Legionellosis is a collective term for diseases caused by legionella bacteria including the most serious Legionnaires' disease. It also includes the similar but less serious conditions of Pontiac fever and Lochgoilhead fever. Legionnaires'

<p>disease is a potentially fatal form of pneumonia and everyone is susceptible to infection. The risk of infection increases with age, but some people are at higher risk such as;</p> <p>1.4.1 People over 45</p> <p>1.4.2 Smokers and heavy drinkers</p> <p>1.4.3 People suffering from chronic respiratory or kidney disease, diabetes, lung and heart disease, or anyone with an impaired immune system</p> <p>1.5 It is important to control the risks by introducing measures that do not allow proliferation of the organisms in the water systems and reduce, so far as is reasonably practicable, exposure to water droplets and aerosol. This will reduce the possibility of creating conditions in which the risk from exposure to legionella bacteria is increased</p>		
2.0 PROPOSAL(S):		
2.1 The Water Safety Policy to be approved so that responsible managers can implement this with contractors and staff.		
3.0 OPTIONS:		
3.1 There is no option other than to approve the policy to ensure we can manage water safety within our housing stock.		
4.0 CONSULTATION:		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify) Members of the Housing and Customer Services Working Group	✓	
5.0 ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	✓	
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability	✓	
Asset Management/Property/Land		✓

Technology	✓	
Other (please explain)		

6.0 IMPLICATIONS:
N/A

7.0 REASON FOR THE DECISION:
7.1 To ensure that our staff, contractors and tenants are able to manage water safety in our housing stock

8.0 BACKGROUND PAPERS:
N/A