

Committee:	Safety Committee	Agenda Item No.:	11.
Date:	25th July 2011	Category	
Subject:	Group Dwellings – Legionella Risk	Status	Open.
Report by:	Head of Housing		
Other Officers involved:	Asset Management Officer		
Director	Director of Neighbourhoods.		
Relevant Portfolio Holder	Councillor K. Bowman, Portfolio Holder for Housing Management		

RELEVANT CORPORATE AIMS

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation, by ensuring we comply with legislation and best practice.

TARGETS

The subject matter does not relate to any targets specified in the Corporate Plan.

VALUE FOR MONEY

Helping ensure that the Council discharges its legal responsibilities and does not incur legal costs, fines or civil penalties.

THE REPORT

Legionella - Valley View

Members will be aware that a tenant of Valley View was diagnosed with Legionella. Subsequent investigation suggested that the cold water storage in the property contained high levels of the bacteria. This was due to the cold water tank being installed above the hot water tank in the property, with the heat warming the cold water to a level where Legionella could spread.

Initial solutions suggested that installation of additional insulation between the two tanks would resolve the problem. However, this was rejected as it reduced rather than eliminated the risk.

The Housing Department has worked with Regeneration to design a new water heating system to each flat, which would also benefit from cold water feeding from the main supply. This option eliminates the risk.

This work does involve more substantial work than originally envisaged. We are also looking at renewing the bathrooms at each flat. Carrying out the works as one package will reduce the disruption to the tenants.

The work will include taking out both hot and cold water storage and replacing with an electric vented water heater. We will also remove the existing bath, and install a new shower unit with associated screens and handrails, provide non slip safety flooring and a new wash hand basin and toilet if necessary. Dead legs, where bacteria can accumulate, will also be removed.

Work has started in one empty flat on 4th July 2011 and asbestos was discovered in the property. This means that additional work will be needed to remove and make safe the area.

Following the completion of the work there will be a session for residents to view the work and to make choices regarding the bathroom, although the hot water change over is compulsory. There will be an open day on 14th July and a rolling programme of works over the next few months.

The value of this contract is in the range where Financial Regulations mean that competitive prices must be sought. Although competitive prices have been obtained the cost of the work could be up to £100k, therefore an application will be made for Standing Orders to be waived to allow the work to be carried out in as short a time scale as possible. This is to recognise the risk of both asbestos and Legionella and the need to complete this work before winter.

It is envisaged that works will last about three days. However, given the client group who live at Valley View the Authority may need to be more flexible.

It is intended to roll this option onto other sheltered housing schemes with similar water storage. However, before starting other work an assessment will be carried

out on the current heating plant in each scheme as some may be due for replacement.

IMPLICATIONS

Financial: Costs are included within the main report.

Legal: None

Human Resources: No direct implications

RECOMMENDATION

That this report is considered, and actions noted.

ATTACHMENT:

FILE REFERENCE:

SOURCE DOCUMENT: