



Company Profile

LHA-ASRA Group provides housing and regeneration for people and communities across central and southern England.

The company has over 40 years' experience and more than 12,000 homes in management and development.



Swiftclean helps the LHA – ASRA Group take control of Legionella risk

With a legal responsibility to manage, maintain and treat water systems in its premises, the LHA – ASRA Group needed to ensure that it had the right partner working alongside it to put in place a complete legionella control system as part of its ongoing water management process.

Air and water hygiene specialist, Swiftclean Environmental, worked with LHA - ASRA to assess the Association's large property portfolio, taking into account both the fundamental need to minimise risk of legionella whilst keeping all activities within the Association's budget and complying with the law.

LHA – ASRA is an organisation with over 40 years' experience in providing affordable accommodation, such as flats, bungalows, and supported housing for people with specific care or support needs (Sheltered schemes).



"Working together, we identified that the properties most at risk were those with both water storage tanks and communally occupied areas," explains LHA ASRA's Building Services Manager, Paul Morgan. "After extensive work in tandem with our Swiftclean Account Manager, we produced a list of approximately 50 sites where the risk was deemed higher, and therefore required monitoring works to be carried out."

Customer case study – continued

LHA-ASRA Group



Swiftclean has always been superb at taking into account risk versus cost, and they thoroughly understand the need to work within LHA - ASRA's budgets; I see Swiftclean as a trusted and valuable partner in our water management programme.



Some eighteen months ago the Association issued a tender to appoint a company to manage all their legionella requirements. Swiftclean proposed an innovative solution and was successful in winning the tender.

Swiftclean is using a PDA system to record all monitoring information so that the LHA – ASRA team can access the data online. Swiftclean now conducts monthly temperature monitoring of communal areas reported via the PDA system, as well as half yearly inspection and temperature testing of cold water storage tanks; annual testing of the temperature and water quality in the calorifiers; quarterly testing of all showerheads; monthly monitoring of the temperature of all representative outlets, and flushing of little used outlets in the communal areas.

“We are really impressed with the solutions that we have been able to develop together as a team,” adds Mr Morgan, *“Swiftclean has always been superb at taking into account risk versus cost, and they thoroughly understand the need to work within LHA - ASRA's budgets; I see Swiftclean as a trusted and valuable partner in our water management programme.”*

Legionnaires' disease is a potentially fatal form of pneumonia which can affect anybody, but which principally affects those who are susceptible because of age or illness. It is caused by the bacterium Legionella Pneumophila and related bacteria that can be found naturally in environmental water sources such as rivers, lakes and reservoirs. The bacteria may also be found in purpose built water systems such as cooling towers, evaporative condensers and whirlpool spas.

Under the Control of Substances Hazardous to Health (COSHH) Regulations, owners and operators of all commercial premises have a statutory duty to control the risk of legionella bacteria in their water systems. They are required to identify and assess the sources of risk, prepare a scheme for preventing or controlling the risk, appoint a person to be managerially responsible, implement and manage precautions and keep records of the precautions being implemented. Swiftclean offers Legionella Risk Assessment to the HSE Approved Code of Practice L8 and this will identify the level of risk within given properties. Swiftclean also provides monitoring services, training and a complete package of remedial works to bring a water system up to the appropriate standard.

SWIFTCLEAN
environmental 

National service, local support

Kitchen extract fire safety cleaning ♦ Air duct hygiene cleaning ♦ Legionella control and monitoring

For a consultation or a free quotation on the above services please contact us:

Call us now on **0800 243471** or visit our website **www.swiftclean.co.uk**

