



HBI

Healthy Buildings International

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NEWS
UPDATE



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Legionella threat in leisure clubs

The leisure industry is currently worth over £4 billion and rising. The potential for legionella to become an unwanted member of leisure clubs is of particular concern in heavily used centres, where risks can be greatly enhanced by water systems that produce a spray of fine droplets.



The benefits of taking sensible health precautions are well demonstrated by a recent HBI case study. A leading name in leisure clubs was shocked by HBI's discovery that legionella was present in its complex, after a general risk assessment of water sampling. Needless to say, the organization wasted no time in taking corrective action, including installing their new showers with independent mixers, switching to plate-heat exchangers to supply hot water rather than calorifiers, removing dead legs and enlarging hot water pipe work to improve circulation. By developing a system of risk assessment in line with HS(G) 70 and by making extensive physical changes to the back of house, the company has banned legionella from its premises and minimised the chances of its re-occurrence. But, as it was the first to point out, the risks of taking a leisurely view of legionella should be made very much clearer to leisure operators.

USE OUR FAXBACK SHEET FOR MORE INFORMATION

HBI WELCOMES JOWELL'S HEALTHY WORKPLACE INITIATIVE

The Healthy Workplace Initiative, launched this year by Tessa Jowell, Minister for Public Health, delivers the message that "Improved Health is Everybody's Business."

The Government approach re-iterates HBI's long-held belief towards health and safety management: that the wellbeing of employees is a key factor in the success of any organisation. Jowell's initiative will promote examples of good practice for handling key workplace issues, specifically bridging the gap between prevention, treatment and rehabilitation and encouraging compliance with workplace legislation.

HBI has for many years helped companies to adopt

safe working practices. Such is the demand from existing customers that a new Workplace Health and Leisure Division was recently created to deliver a whole raft of supportive services. These range from accident prevention – including building audits and statutory compliance – to food hygiene and occupational safety, focussing on the prevention of injury and disease. HBI has also expanded into the leisure industry where there is a need for the whole spectrum of environmental and workplace services.

The holistic age is now upon us and a number of successful companies now



Tessa Jowell, Minister for Public Health

realise that a pro-active approach is required to ensure that their most vital asset, i.e. staff, remain in good health. HBI therefore offers a number of "wellness" programmes tackling areas such as stress in the workplace.

David Heslop can be contacted for further information at HBI.

KEEPING A PROPERTY PORTFOLIO HEALTHY

Allied Irish Bank (GB) is one of the growing number of major property portfolio holders who see the maintenance of good indoor air quality as a wise investment. The bank recently appointed Healthy Buildings International (HBI), an independent specialist in the on-site study of IAQ and the indoor air environment, to review conditions across its branches and other offices.

The HBI contract involved surveying buildings which

were typically between 4,000 and 100,000 square feet, from 1960's office blocks to period conversions and refits. Design, condition and operating practises of current ventilation systems were assessed, as were internal chambers and associated ductwork. Visits were planned around priorities. For example,

certain properties had legionella risk systems requiring more urgent attention by HBI.

Typical recommendations included optimum use of current air systems, assigning designated smoking areas and

improving ventilation to these sites, installing an LP system of control as per HS(G) 70 and cleaning and sterilising bottled water stations.

Whatever happens in the unpredictable world of finance,

Allied Irish Bank (GB) and its people can now afford to breathe a lot easier thanks to the HBI initiative.



HBI

HEALTHY BUILDINGS, HEALTHY PEOPLE

- Indoor Air Quality Inspections
- Legionella Surveys and Risk Assessments
- Proactive Monitoring Programmes
- Health & Safety Risk Assessments
- Occupational Health And Safety
- Leisure Safety
- Accident Prevention
- Stress Audits
- Portable Water Monitoring
- Pre-Occupancy Surveys
- Food Hygiene And Safety
- Analyses of VDU Workstations
- Architectural Design Consulting
- Odour Investigations
- Wellness And Wellbeing



"Every year in the UK, around 400 people are killed at work, there are 1.6 million accidents and as many as 2.2 million people suffer ill health which is either caused or made worse by work. At HBI, our services have burgeoned in line with client demand for sensible measures and precautions."

HOSPITALITY IAQ PROGRAMME GOES WORLDWIDE



The Grosvenor House, one of the many leading hotels worldwide offering Courtesy of Choice. Inset: Paolo Biscioni, Executive Director



The hospitality industry is a major, if not the major industry in many countries, often employing as much as 10% of the workforce. However, compared with the other skills that hoteliers and restaurateurs have acquired (food, wine, accountancy, staff training) good air quality is still all too often a blind spot. Says Dave Handley of HBI: "General Managers and their engineers need to be aware of the importance of good ventilation. All too often the issue is ignored

and unfortunately the result can be all too evident."

Co-incidentally, there is growing public demand for better air quality. In a recent survey across 14 countries, air quality ranked third as a reason to choose a restaurant, only beaten by good food and service. What is more, there is increasing debate about smoking in public places. HBI has played a major role worldwide in helping the hospitality industry to respond with a programme called *Courtesy of Choice*.

COURTESY OF CHOICE

This self-regulatory initiative was devised to help hoteliers and restaurateurs to accommodate

both smokers and non-smokers in harmony, and is the official programme of the International Hotel and Restaurant Association (IH&RA), the voice of the industry in 155 countries.

HBI pioneered a "Valuation Audit" as a mandatory part of offering the programme. It has carried out hundreds of such audits around the world, and also trained consultants to take on its role as the programme has spread to 48 countries and 7,600 establishments.

Almost every international and national hotel chain now offers *Courtesy of Choice*: Among the industry leaders running the programme is Paolo Biscioni, who was so pleased with the scheme at the famous Eden Hotel in Rome that he went on to install it at London's Grosvenor House, where HBI is now advising on the smoking issue within the hotel's refurbishment programme.



World Financial Properties bank on HBI

World Financial Properties, the US company based in One World Financial Center in New York, has for many years take a proactive stance when it comes to maintaining superior indoor air quality. Appreciating that prevention is better than cure, the company operates an ongoing monitoring programme both managed and administered by HBI. Twice a year (once in

the cooling season, and once in the heating season), HBI consultants spend several days in the building. About half the time is spent examining the building's air, ductwork and other mechanical systems for issues such as proper ventilation, filtration and hygiene. The other half is spent in the tenant space conducting screening tests for many common indoor pollutants and thermal

comfort parameters to ensure that concentrations and readings are well within accepted limits. Full reports are then submitted to management.



Both HBI and World Financial Properties believe that achieving

good IAQ is very much a team effort. The workforce can uphold its end of the joint partnership often by simple moves like not covering air diffusers with objects, promptly cleaning spills and other accidents and by keeping unit humidifiers clean. As Rich Silberman, HBI's USA Business Development Manager, points out: "Our reports serve as independent documentation of their excellent ongoing management and engineering efforts."