

Electrical and Gas Safety for a Landlord

Presented by;

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Contents

Introduction to NICEIC Consulting

Electrical

- Dangers with electricity
- Regulations
- Landlords responsibilities
- Documentation

Contents

Gas

- Dangers with gas
- Regulations
- Landlords responsibilities
- Documentation

Compliance

Are you as a landlord in a position to confirm compliance

Introduction to NICEIC Consulting

**Electrical
Safety First**



THE POWER BEHIND YOUR BUSINESS



Introduction to NICEIC Consulting

What do we do;

Assist our clients, in helping them to achieve;

- Safety
- Compliance
- Quality
- and Efficiencies

Across their business activities, where electrical, gas and other fuels are utilised

Dangers with electricity

Two of the main dangers with electricity are:

- Electric Shock
- Fire



Electrical regulations

The Electricity at Work Regulations 1989

Specifies precautions to be taken against the risk of death or personal injury from electricity in work activities.

Statute: This is the original version (as it was originally made). UK
Statutory Instruments are not carried in their revised form on this site.

STATUTORY INSTRUMENTS

1989 No. 635

HEALTH AND SAFETY

The Electricity at Work Regulations 1989

Made	- - - -	7th April 1989
Laid before Parliament		25th April 1989
Coming into force	- -	1st April 1990

The Secretary of State, in exercise of the powers conferred on him by sections 15(1), (2), (3)(a) and (b), (4)(a), (5)(b), (6)(b), (8) and (9) and 82(3)(a) of, and paragraphs 1(1)(a) and (c), (2) and (3), 6(2), 9, 11, 12, 14, 15(1), 16 and 21(b) of Schedule 3 to, the Health and Safety at Work etc. Act 1974 (1) ("the 1974 Act"), and of all other powers enabling him in that behalf and for the purpose of giving effect without modifications to proposals submitted to him by the Health and Safety Commission under section 11(2)(d) of the 1974 Act, after the carrying out by the said Commission of consultations in accordance with section 30(3) of that Act, hereby makes the following Regulations:

PART I INTRODUCTION

Citation and commencement

1. These Regulations may be cited as the Electricity at Work Regulations 1989 and shall come into force on 1st April 1990.

Interpretation

2.—(1) In these Regulations, unless the context otherwise requires—

"approved" means approved in writing for the time being by the Health and Safety Executive for the purposes of these Regulations or conforming with a specification approved in writing by the Health and Safety Executive for the purposes of these Regulations;

"circuit conductor" means any conductor in a system which is intended to carry electric current in normal conditions, or to be energised in normal conditions, and includes a combined neutral and earth conductor, but does not include a conductor provided solely to perform a protective function by connection to earth or other reference point;

"conductor" means a conductor of electrical energy;

(1) 1974 c. 37; sections 15 and 30 were amended by the Employment Protection Act 1975 (c. 71), Schedule 15, paragraphs 6 and 16 respectively.

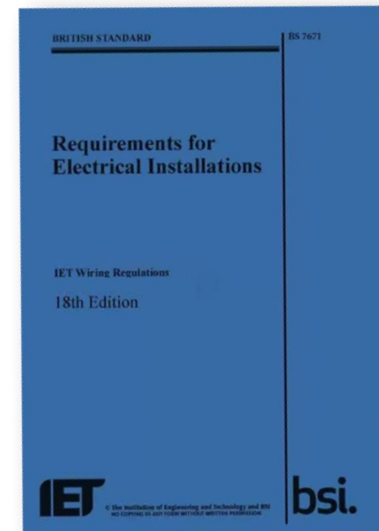
Electrical regulations

- Regulation 4: Systems, work activities and protective equipment
- Regulation 12: Means for cutting off the supply and for isolation
- Regulation 14: Work on or near live conductors
- Regulation 16: Persons to be competent to prevent danger and injury

Electrical regulations

IET Wiring Regulations 18th Edition

- Non statutory document
- Titled as BS 7671 Requirements for Electrical Installations
- Implemented – 1st January 2019



Landlords responsibilities (electrical)

The Housing (Scotland) Act 2006 is the main legislation for landlords in Scotland.

Key points are:

- Section 13. The repairing standard
- Section 14. Landlord's duty to repair and maintain

Landlords are required to ensure that regular electrical safety inspections are carried out by a competent person.

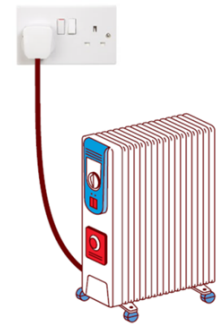
The electrical safety inspection has two separate elements:

- A periodic inspection of the electrical installations, fixtures and fittings, and
- A Portable Appliance Test (PAT) on portable appliances.

**Electrical
Safety First**
The UK's electrical safety experts

Safety guidance

**Landlords'
guide to
electrical
safety**
Scotland



electricalsafetyfirst.org.uk

Electrical documentation

You should ensure that you receive and keep the paperwork for all completed electrical installation work and periodic inspection and testing

All certificates and reports should include schedules of inspections and test results

An Electrical Installation Condition Report will contain a section of recommendation codes

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

DPM3

Original (to be retained by the installer)

A. DETAILS OF THE CLIENT

Name: _____

Address: _____

Postcode: _____

B. PURPOSE OF THE REPORT

Reason for which this report is required: _____

Dates on which inspection and testing were carried out: _____

C. DETAILS OF THE INSTALLATION

Occupier: _____

Address: _____

Postcode: _____

Estimated age of the electrical installation: _____ years

Existence of alterations or additions: _____ If yes, estimated age: _____ years

Date of previous inspection: _____

Electrical Installation Certificate No. or previous Periodic Inspection or Condition Report No.: _____

Recency of installation: _____

Records held by: _____

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: _____

Agreed limitations including the reasons, if any, for the inspection and testing: _____

Agreed with: _____

Operational limitations including the reasons (see page No. _____): _____

The inspection and testing have been carried out in accordance with BS 7671, as amended. Certain components within wiring and conductors, or cables and conductors concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or outbuildings, have not been visually inspected.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation in terms of electrical safety: _____

Summary of the condition of the installation contained on additional pages? Yes No Specify page No(s): _____

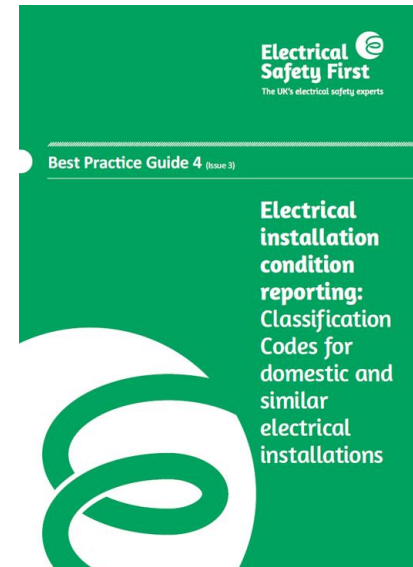
Overall assessment of the installation: **SATISFACTORY / UNSATISFACTORY** (Include an explanation)

An 'Unsatisfactory' assessment indicates that dangerous or other potentially dangerous conditions have been identified.

Please use the 'Notes for Recipient' on the reverse of this page.

Page 1 of 1

This report is based on the model forms shown in Appendix B of BS 7671. © Copyright The Electrical Safety Council Ltd. 2010.



Dangers with gas

Two main safety issues are associated with gas when things go wrong

- Explosion from an escape of gas
- Poisoning from and escape of Carbon Monoxide (CO)



Gas regulations

Where is guidance sought from;

- The Gas Safety (Installation and Use) Regulations 1998, as amended
- Manufacturers guidance
- Many different British Standards that cover the gas industry
- Other industry guidance such as IGEM documents and Gas Safe Technical bulletins

Landlords responsibilities (gas)

The Gas Safety (Installation and Use) Regulations 1998, as amended

- Regulation 36 (Duties of Landlords)

Two duties;

- to maintain
- to undertake annual safety checks

Gas documentation

A Landlord has to have a Landlords Gas Safety Record (LGSR) for every property that utilises gas as a fuel;

- The responsibility for the LGSRs correct completion lies with the Landlord
- The check must be undertaken annually
- A copy of the LGSR must be retained for two years

Do you believe you as a landlord are compliant

What is compliance?

Do you aim for compliance or aim for best working practice?

Do believe there may be gaps in the way that you manage electrical and gas work within your properties?

Listening to what has been discussed, do you believe your organisation is fully compliant from an electrical and gas perspective?

Do you believe you as a landlord are compliant

NICEIC Consulting check for compliance via a 'Gap Analysis'

Verbal feedback and full written reports are provided so as to provide guidance and action plans for improvement

Kerrin Point Lambeth



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Devastation inside the boiler house



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View of the position of the boiler house cover



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View externally of boiler house cover



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Position of boiler house cover after gas blast



Electrical and Gas Safety for a Landlord

Thank you for your time and have you got any questions;



Gas & Electrical Safety Training – Book now!



Thursday 8th November 2018 at SFHA offices
Glasgow