The Safety Issue

NEWSLETTER

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PLANNED PREVENTATIVE MAINTENANCE.

WHAT YOU NEED TO KNOW !

Welcome to our brochure on the importance of compliance in maintaining the safety and sustainability of properties. In this guide, we will discuss the significance of compliance in various aspects of property management, including fixed electrical wiring, emergency lighting, fire alarms, asbestos surveys, water sampling, and lift LOLER inspections and servicing.

ELECTRICAL SAFETY

FIXED ELECTRICAL WIRING

In the United Kingdom, maintaining fixed electrical wiring is not only a legal requirement but also a crucial aspect of ensuring the safety and functionality of properties. The legal framework governing electrical safety in the UK is primarily outlined in the Electricity at Work Regulations 1989, which require employers and landlords to ensure that electrical systems are maintained to prevent danger.

Here are some key reasons why maintaining fixed electrical wiring is essential:

1. **Safety:** Faulty electrical wiring can lead to electrical shocks, fires, and other hazards. Regular maintenance helps identify and rectify issues before they become dangerous.
2. **Legal Compliance:** The Electricity at Work Regulations 1989 require employers and landlords to ensure that electrical systems are safe and maintained to prevent danger. Failure to comply with these regulations can result in legal penalties.
3. **Insurance Requirements:** Many insurance policies require that electrical systems are regularly inspected and maintained. Failure to comply with these requirements can result in the voiding of insurance coverage in case of accidents.
4. **Occupant Safety:** Maintaining electrical systems is essential for the safety and well-being of occupants. This is especially important in rental properties, where landlords have a duty of care to provide safe living conditions.
5. **Property Value:** Well-maintained electrical systems contribute to the overall value and marketability of a property. Neglecting maintenance can lead to a decrease in property value and make it harder to sell or rent.

In summary, maintaining fixed electrical wiring is not only a legal requirement in the UK but also essential for ensuring the safety of occupants, complying with insurance policies, and preserving property value. Regular inspections and maintenance help identify and address issues before they become dangerous, ensuring the long-term safety and functionality of electrical systems.

EMERGECNY ESCAPE

EMERGENCY LIGHTING

In the United Kingdom, maintaining emergency lighting is a legal requirement. The Regulatory Reform (Fire Safety) Order 2005 (FSO) is the primary legislation that sets out the legal requirements for fire safety, including emergency lighting.

Under the FSO, the responsible person for a non-domestic premises (this could be the employer, landlord, or any other person who has control of the premises) has a legal duty to ensure that the premises are equipped with appropriate fire safety measures, including emergency lighting.

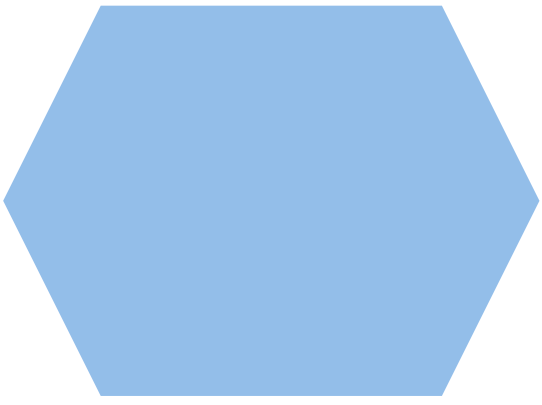
1. **Regular Testing and Maintenance:** The FSO requires that emergency lighting systems are subject to a regular testing and maintenance regime. This typically involves monthly functional tests and annual full-duration tests to ensure that the system is in working order.
2. **Records:** The responsible person must also keep records of the testing and maintenance of the emergency lighting system, which should be made available to the relevant enforcing authority (usually the local fire and rescue service) upon request.

3. **Installation and Design:** The emergency lighting system must be installed and designed in accordance with relevant British Standards, such as BS 5266-1:2016 Emergency lighting. Code of practice for the emergency lighting of premises.

4. **Training:** The responsible person must also ensure that staff are adequately trained in the operation of the emergency lighting system and in the evacuation procedures in the event of a fire or other emergency.

Failure to comply with the requirements of the FSO can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, maintaining emergency lighting is a legal requirement in the UK under the Regulatory Reform (Fire Safety) Order 2005. This includes regular testing and maintenance, keeping records, ensuring compliance with relevant standards, and providing adequate training to staff. Compliance with these requirements is essential to ensure the safety of occupants in the event of a fire or other emergency.



FIRE PREVENTION

FIRE ALARM SYSTEMS

In the United Kingdom, the legal requirement for checking fire alarm systems is outlined in the Regulatory Reform (Fire Safety) Order 2005 (FSO). The FSO requires that the responsible person for a non-domestic premises (such as an employer, landlord, or any person who has control of the premises) ensures that the fire detection and alarm systems are subject to a regular testing and maintenance regime.

The specific requirements for testing and maintenance of fire alarm systems are detailed in British Standard BS 5839-1:2017 Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises. This standard provides guidance on the frequency of testing and maintenance, the types of tests to be carried out, and the qualifications and competencies required for those carrying out the tests.

In general, the key requirements for testing and maintenance of fire alarm systems under BS 5839-1:2017 include:

1. **Weekly Testing:** A weekly test of the fire alarm system should be carried out to ensure that it is functioning correctly. This typically involves activating a manual call point or initiating a test from the control panel to ensure that all devices (such as smoke detectors, heat detectors, and sounders) are working correctly.
2. **Monthly Testing:** A monthly test of the fire alarm system should be carried out to ensure that it is functioning correctly and that any faults are identified and rectified promptly. This typically involves a more comprehensive test of the system, including checking the operation of all devices, testing the power supply, and checking the operation of the control panel.
3. **Annual Servicing:** An annual service of the fire alarm system should be carried out by a competent person, such as a qualified fire alarm engineer. This involves a more detailed inspection of the system, including checking the condition of all devices, testing the battery backup, and carrying out any necessary repairs or replacements.
4. **Records:** The responsible person must keep records of all testing and maintenance carried out on the fire alarm system, including details of any faults identified and any remedial action taken. These records should be made available to the relevant enforcing authority (usually the local fire and rescue service) upon request.

Failure to comply with the requirements of the FSO and BS 5839-1:2017 can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, the legal requirement for checking fire alarm systems in the UK is outlined in the Regulatory Reform (Fire Safety) Order 2005 and British Standard BS 5839-1:2017. This includes weekly and monthly testing, annual servicing, and keeping records of all testing and maintenance carried out. Compliance with these requirements is essential to ensure the safety of occupants in the event of a fire.

ASBESTOS

MANAGEMENT SYSTEMS

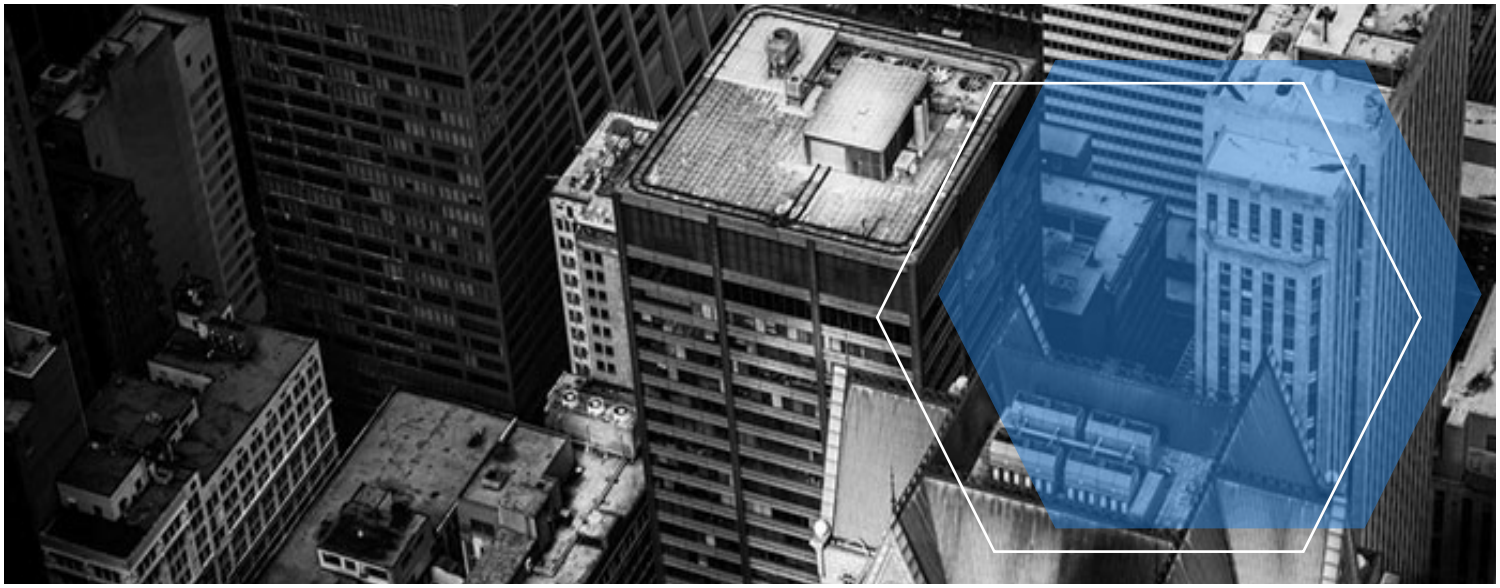
In the United Kingdom, the legal requirements for managing asbestos are primarily outlined in the Control of Asbestos Regulations 2012 (CAR 2012). These regulations apply to all non-domestic premises, such as workplaces and commercial buildings, and to the common areas of domestic premises, such as shared hallways and stairwells in residential buildings.

Under the Control of Asbestos Regulations 2012, the legal requirements for managing asbestos include:

1. **Identification and Assessment:** The responsible person for the premises must identify and assess the presence of asbestos-containing materials (ACMs). This involves conducting a thorough survey to identify any ACMs and assessing their condition and risk.
2. **Management Plan:** The responsible person must develop and implement a written asbestos management plan. This plan should detail the location and condition of ACMs, the measures in place to manage the risks associated with ACMs, and the arrangements for monitoring and reviewing the plan.
3. **Risk Assessment:** The responsible person must assess the risks posed by ACMs and take appropriate measures to manage and control these risks. This may include sealing or encapsulating ACMs, removing or replacing ACMs, or implementing measures to prevent disturbance of ACMs.
4. **Information and Training:** The responsible person must provide information and training to employees and other relevant persons on the risks associated with asbestos and the measures in place to manage these risks. This includes information on the location and condition of ACMs, the procedures for working with or near ACMs, and the use of personal protective equipment (PPE).
5. **Notification:** The responsible person must notify the relevant enforcing authority (usually the Health and Safety Executive) if ACMs are present in the premises, or if ACMs are likely to be disturbed during work activities.
6. **Monitoring and Review:** The responsible person must monitor and review the asbestos management plan regularly to ensure that it remains effective and up-to-date. This may involve conducting regular inspections of ACMs, updating the plan as necessary, and reviewing the effectiveness of control measures.

Failure to comply with the requirements of the Control of Asbestos Regulations 2012 can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, the legal requirements for managing asbestos in the UK are outlined in the Control of Asbestos Regulations 2012. This includes identifying and assessing the presence of ACMs, developing and implementing an asbestos management plan, assessing and controlling the risks associated with ACMs, providing information and training to employees, notifying the relevant enforcing authority, and monitoring and reviewing the management plan regularly. Compliance with these requirements is essential to protect the health and safety of employees and other persons who may be exposed to asbestos.



WATER SAFETY

WATER SAMPLING

Water quality is crucial for the health and well-being of occupants. Compliance with water sampling standards involves regular testing to identify contaminants and ensure potable water supply. Rigorous monitoring and adherence to regulations maintain water quality and minimize health risks associated with contaminated water sources.

in the United Kingdom, there is a legal requirement to carry out water sampling for Legionella under the Health and Safety at Work etc. Act 1974 and the Control of Substances Hazardous to Health Regulations 2002 (COSHH). The Health and Safety Executive (HSE) has also issued a specific Approved Code of Practice (ACOP) and guidance document titled "Legionnaires' disease: The control of legionella bacteria in water systems (L8)".

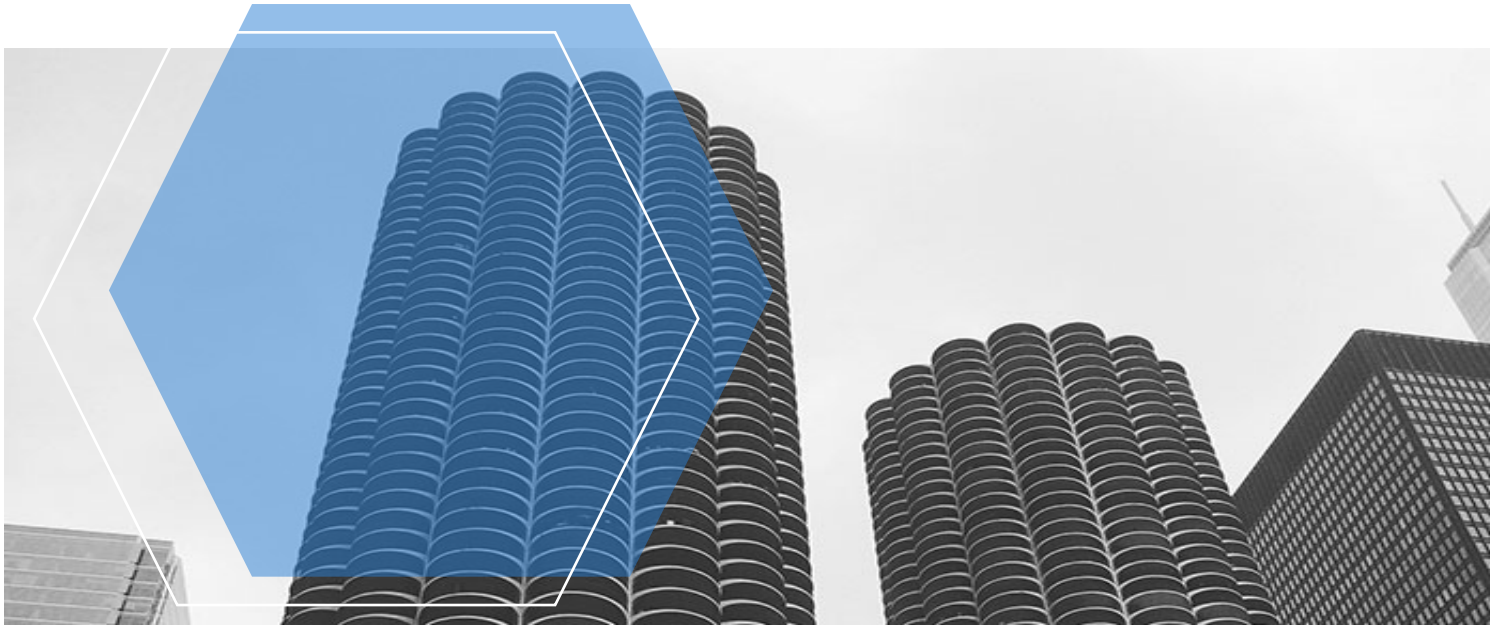
Under the COSHH regulations and the ACOP L8, employers and landlords have a legal duty to assess the risk of exposure to Legionella bacteria in water systems and take appropriate measures to control and manage the risks. This includes carrying out a risk assessment of the water systems in the premises, implementing appropriate control measures, and monitoring and reviewing the effectiveness of these measures.

Water sampling for Legionella is one of the measures that may be required as part of the risk assessment process. The purpose of water sampling is to test for the presence of Legionella bacteria in the water systems and to assess the effectiveness of control measures in preventing the growth and spread of the bacteria.

The frequency of water sampling for Legionella will depend on the risk assessment and the control measures in place. In general, water sampling should be carried out regularly, and particularly after any changes to the water system or the control measures.

Failure to comply with the legal requirements for Legionella control can result in enforcement action by the HSE, which may include improvement notices, prohibition notices, or prosecution.

In summary, there is a legal requirement in the UK to carry out water sampling for Legionella as part of the risk assessment and control measures for Legionella bacteria in water systems. This is outlined in the Health and Safety at Work etc. Act 1974, the COSHH regulations, and the ACOP L8. Compliance with these requirements is essential to protect the health and safety of employees and other persons who may be exposed to Legionella bacteria.



GAS SAFETY

GAS TESTING

In the United Kingdom, the legal obligations regarding gas testing in a commercial property are primarily governed by the Gas Safety (Installation and Use) Regulations 1998 (GSIUR). These regulations apply to landlords, employers, and anyone who has control of premises where gas appliances are used for commercial purposes.

Under the Gas Safety (Installation and Use) Regulations 1998, the legal obligations regarding gas testing in a commercial property include:

1. **Gas Safety Checks:** The responsible person must ensure that all gas appliances, flues, and associated pipework are maintained in a safe condition. This includes ensuring that gas appliances are checked for safety at least once every 12 months by a Gas Safe registered engineer.
2. **Gas Safety Records:** The responsible person must keep a record of all gas safety checks and maintenance carried out on the gas appliances and associated pipework. This record should include details of the checks and any remedial action taken, and it should be made available to the relevant enforcing authority (usually the Health and Safety Executive) upon request.
3. **Gas Safety Certificate:** The responsible person must provide a gas safety certificate to any new tenant before they occupy the premises, and to any existing tenant within 28 days of the gas safety check being carried out. This certificate should confirm that the gas appliances and associated pipework have been checked for safety and are in a safe condition.
4. **Gas Safety Information:** The responsible person must provide information to employees and other relevant persons on the risks associated with gas appliances and the measures in place to manage these risks. This includes information on the location and condition of gas appliances, the procedures for working with or near gas appliances, and the use of personal protective equipment (PPE).
5. **Gas Safety Training:** The responsible person must ensure that employees and other relevant persons are adequately trained in the safe use of gas appliances and the procedures for working with or near gas appliances. This includes training on the risks associated with gas appliances, the use of PPE, and the procedures for reporting faults or concerns.

Failure to comply with the requirements of the Gas Safety (Installation and Use) Regulations 1998 can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, the legal obligations regarding gas testing in a commercial property in the UK are outlined in the Gas Safety (Installation and Use) Regulations 1998. This includes carrying out regular gas safety checks, keeping records of checks and maintenance, providing gas safety certificates to tenants, providing information and training to employees, and complying with any other relevant legal requirements. Compliance with these requirements is essential to ensure the safety of employees and other persons who may be exposed to gas appliances.

PASSENGER LIFTS

LOLER INSPECTIONS

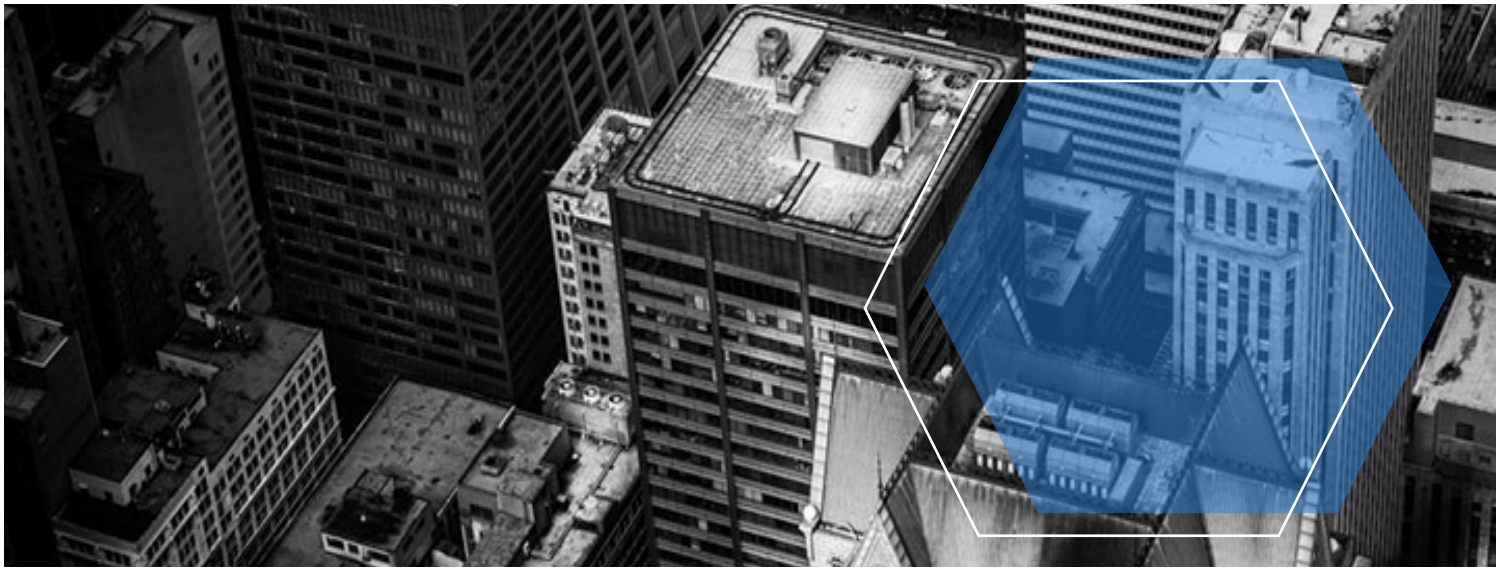
In the United Kingdom, the legal requirements for the inspection and maintenance of passenger lifts are primarily outlined in the Lifts Regulations 1997 and the Provision and Use of Work Equipment Regulations 1998 (PUWER). These regulations apply to the installation, inspection, and maintenance of passenger lifts in non-domestic premises, such as workplaces and commercial buildings.

Under the Lifts Regulations 1997 and PUWER, the legal requirements for the inspection and maintenance of passenger lifts include:

1. **Initial Inspection:** Before a passenger lift is put into service, it must undergo an initial inspection by a competent person to ensure that it complies with relevant safety standards and regulations.
2. **Regular Inspections:** Passenger lifts must be subject to regular inspections by a competent person to ensure that they remain safe and in good working order. The frequency of these inspections will depend on the type of lift, its usage, and any specific requirements set out in the Lifts Regulations 1997.
3. **Maintenance:** Passenger lifts must be maintained in accordance with the manufacturer's instructions and any specific requirements set out in the Lifts Regulations 1997. This includes regular servicing and repairs to ensure that the lift remains safe and in good working order.
4. **Records:** The responsible person for the premises must keep records of all inspections and maintenance carried out on the passenger lift, including details of any faults identified and any remedial action taken. These records should be made available to the relevant enforcing authority (usually the Health and Safety Executive) upon request.
5. **Training:** The responsible person for the premises must ensure that employees who operate or work near passenger lifts are adequately trained in the safe use of the lifts and the procedures for reporting faults or concerns.

Failure to comply with the requirements of the Lifts Regulations 1997, PUWER, and any other relevant legal requirements can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, the legal requirements for the inspection and maintenance of passenger lifts in the UK are outlined in the Lifts Regulations 1997 and PUWER. This includes initial inspections, regular inspections, maintenance, keeping records of inspections and maintenance, and providing training to employees. Compliance with these requirements is essential to ensure the safety of occupants and workers who use or work near passenger lifts.



BUILDING PROTECTION

LIGHTNING PROTECTION

In the United Kingdom, there is no specific legal requirement to maintain lightning protection systems on a commercial property. However, there is a legal requirement to ensure that lightning protection systems are subject to a regular testing and maintenance regime, as outlined in the Electricity at Work Regulations 1989 (EAWR).

Under the Electricity at Work Regulations 1989, the legal requirements for the inspection and maintenance of lightning protection systems include:

1. **Initial Inspection:** Before a lightning protection system is put into service, it must undergo an initial inspection by a competent person to ensure that it complies with relevant safety standards and regulations.
2. **Regular Inspections:** Lightning protection systems must be subject to regular inspections by a competent person to ensure that they remain safe and in good working order. The frequency of these inspections will depend on the type of system, its usage, and any specific requirements set out in the EAWR.
3. **Maintenance:** Lightning protection systems must be maintained in accordance with the manufacturer's instructions and any specific requirements set out in the EAWR. This includes regular servicing and repairs to ensure that the system remains safe and in good working order.
4. **Records:** The responsible person for the premises must keep records of all inspections and maintenance carried out on the lightning protection system, including details of any faults identified and any remedial action taken. These records should be made available to the relevant enforcing authority (usually the Health and Safety Executive) upon request.
5. **Training:** The responsible person for the premises must ensure that employees who operate or work near lightning protection systems are adequately trained in the safe use of the systems and the procedures for reporting faults or concerns.

Failure to comply with the requirements of the Electricity at Work Regulations 1989 and any other relevant legal requirements can result in enforcement action by the relevant enforcing authority, which may include improvement notices, prohibition notices, or prosecution.

In summary, while there is no specific legal requirement to maintain lightning protection systems on a commercial property in the UK, there is a legal requirement to ensure that the systems are subject to a regular testing and maintenance regime. This includes initial inspections, regular inspections, maintenance, keeping records of inspections and maintenance, and providing training to employees. Compliance with these requirements is essential to ensure the safety of occupants and workers who use or work near lightning protection systems.

Taylored Facilities Management is committed to providing comprehensive property maintenance services that prioritise safety, sustainability, and compliance with all relevant regulations. Our team of experts is dedicated to ensuring that your property is well-maintained and fully compliant with all legal requirements, allowing you to focus on your core business activities with peace of mind. Let us be your service partner in managing your property responsibly and efficiently.