

Workshop 3a:

Gas safety in new developments

Speaker: Peter Evans, Radian Housing
Chaired by: Andrew Godwin, The Radian Group
Room: Warwick Room



National Housing Maintenance Forum

serviced by



Gas safety in new build

How confident are you?

Peter Evans, Director of Technical Services
Radian Housing Ltd

Where people flourish



Radian Housing - context

- 21,000 homes in the south
- 14,000 boilers to service
- 1,000 new boilers annually
- 35 employed gas engineers
- 500 new homes each year
- Gas safe registered
- Services to leaseholders
- 3* maintenance service



Where people flourish



Our experiences of gas in new build

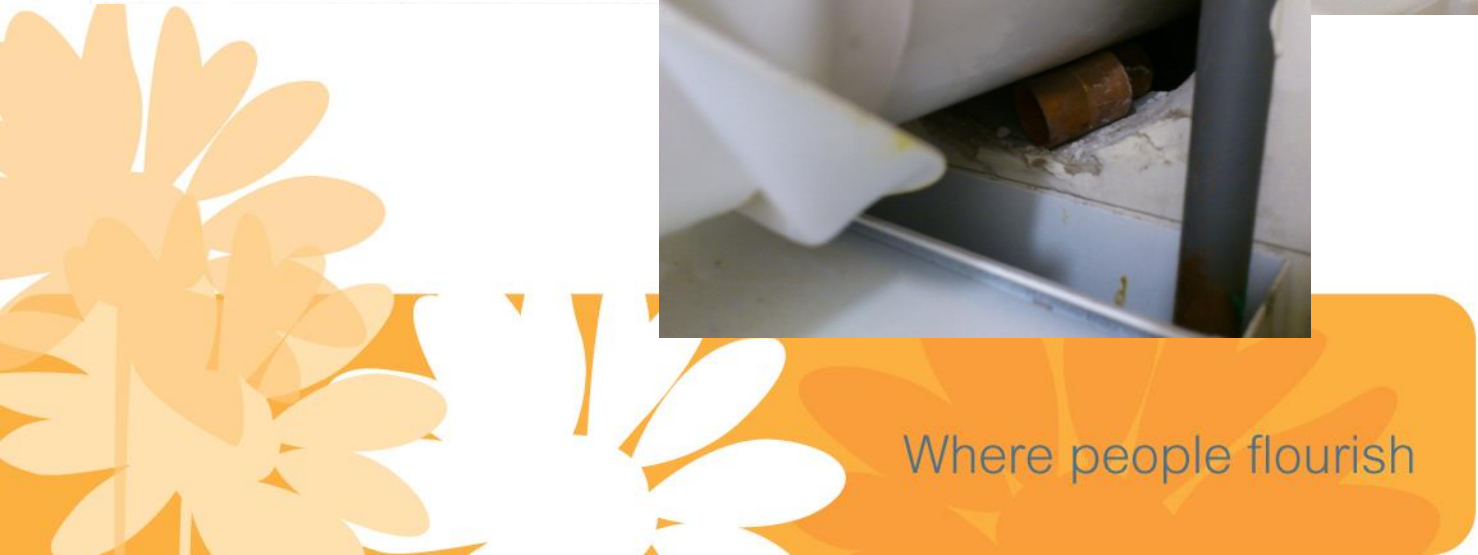
Harbour Reach, Poole, 2009

- 349 homes
- 90% defective
- Flues in voids
- Identified during 1st service
- Corgi, HSE & the Police
- National coverage on BBC
- Convictions 2014

Denmead, Hampshire, 2014

- 27 Radian homes
- All not fully compliant
- 2 ID
- Flues not secure
- All had been certificated
- Identified during 1st service
- Notification to HCA & HSE

Examples & evidence



Where people flourish



More examples – design issues



where people flourish



The risks

- Resident injury or death
- Legal sanction
- Regulatory sanction
- Reputational damage
- All 4 home standard failures relate to gas servicing
- The cost and time associated with remediation of damage caused

Registered providers shall, under the HCA's Home Standard:
“meet all applicable statutory requirements that provide for the health & safety of the occupants of their homes”

Where people flourish



Warning signs

- How many boilers commissioned on the same day?
- Contractors immediate response – “fitted to instructions”
- Lack of knowledge of gas industry regulation
- Visual appearance of installation
- Incomplete paperwork
- Lack of knowledge or clarity of who did what
- Reliance on CO monitors
- Certification completed before practical completion

Where people flourish



Hierarchy of gas industry regulation



Health & Safety at Work etc Act

Gas Safety (installation & Use) Regulations

Building Regulations and their Approved Documents

Manufacturers' Instructions

British Standards (BS, EN, ISO & PD)

UK Ipg Standards, IGEM Standards

Other codes of practice:

The Gas Industry Unsafe situations procedure

HVCA

SLEAT

This list is not exhaustive, Source Corgi Direct August 2013

Where people flourish



A more robust process

- Radian Gas Manager inspect all new developments
- Involvement during design, installation and completion
- A checklist for visual inspections only
- Training for EA's and Architects
- Checklist for EA's
- Revised & updated Employer's Requirements
- Audit and reassurance
- A check of installers credentials

Where people flourish



Any Questions ?



Where people flourish

