

Electricity and Gas



Electricity at Work

The legal requirement is that all equipment and supplies are safe, well-maintained and suitable for the purpose for which it is being used.

Electrical equipment is deemed as safe if there is no risk that the equipment will, in anyway, cause death or injury to anyone, pets or damage to property. Most new equipment should carry a CE mark (the maker's assertion that the product meets ECC Directive and safety standards).

The penalties for non-compliance can be severe: in certain cases, unlimited fines and imprisonment, not to mention the harm done to someone in the event of a serious electric shock, or the damage done to property.

There are no precise rules about testing but both fixed wiring installations and portable equipment should be frequently inspected for damage. This can include damaged cables or plugs, sockets etc.

The regulations suggest that 'regular inspection of equipment is an essential part of any preventative maintenance programme.' So as the holder of a 'duty of care' you should consider this in your health and safety practices. Ensure you keep a record of all the testing and maintenance carried out (and who did it) to use as evidence of your compliance should you need it.

If you do choose to use an outside company make sure they are competent to carry out the work (they don't need to be a qualified electrician as such but should be a member of the Electrical Contractor's Association or NICEIC).

Maintaining Portable Electrical Equipment <http://www.hse.gov.uk/pubns/indg237.pdf>
Electrical safety <http://www.hse.gov.uk/pubns/indg231.pdf>

Gas at Work

Note - The CORGI gas register ceased on 31st March 2009. Engineers must now be **Gas Safe** registered. <http://www.gassaferegister.co.uk/>

You have a duty to ensure that any installation, maintenance or safety checks to appliances and fittings are carried out by a competent person; and that gas fittings and flues are maintained in a safe condition.

Annual safety checks must be carried out on each gas appliance and flue.

These safety checks are not only legal requirements, they ensure that appliances are working correctly and guard against the dangers of carbon monoxide

A record of each safety check should be kept for at least two years.

Safe Gas Appliances <http://www.hse.gov.uk/pubns/indg238.pdf>

Landlords and Gas Safety <http://www.hse.gov.uk/pubns/indg285.pdf>

Electricity Log Book*

Date
Type of Check (e.g. PAT, Installation, etc. and location)
Who by
Action taken

Date
Type of Check (e.g. PAT, Installation, etc. and location)
Who by
Action taken

Date
Type of Check (e.g. PAT, Installation, etc. and location)
Who by
Action taken

Gas Log Book*

Date
Type of Check (e.g. Installation and location)
Who by
Action taken

Date
Type of Check (e.g. Installation and location)
Who by
Action taken

Date
Type of Check (e.g. Installation and location)
Who by
Action taken

* Please keep copies of all certificates, receipts and other evidence in this folder

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