

## Gas in Multi-occupancy buildings (MOB) Initial Report

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## Background



- Grenfell June 2017
- Heightened public awareness
- Secure improvements in the effective management of network assets including gas risers in high-rise homes. (*HSE business Plan*)
- Previous inspection & enforcement
- Hackitt review
- Topic pack developed and shared with network operators
- Initial feedback based upon HQ & site intervention

### **Secure improvements in the effective management of network assets including gas risers in high-rise homes**

The Grenfell fire highlighted specific issues relating to multiple-occupancy, high-rise buildings, where interaction between utilities and building control had failed to monitor and manage the development of risk factors.

Gas network installations incorporating both buried and above-ground pipes of poor or unknown condition must be subject to inspection, maintenance and replacement to provide assurance that risks are being effectively managed.

This year HSE will carry out a programme of work to indicate whether duty holders are effectively managing network assets including gas risers and

## HQ Intervention



- Do operators have suitable systems in place to identify their gas networks within MOB ?
- Can operators demonstrate that suitable & sufficient systems are in place to manage the associated risk ?
- Are these systems implemented, audited, reviewed ?
- Are those undertaking inspection work on behalf of the network competent ?



## HQ Summary



- Systems are in place to identify gas networks within MOB
- Many utilise risk based systems, but more work is required to validate such systems
- System implementation. Audit and review requires further examination
- Competency systems in place, but more focus on MOB is needed in some areas

## On site intervention



- Pipeline isolation valves (PIV)
- Through wall piercings
- Unventilated voids
- Corrosion
- Emergency control valve (ECV)



**PIV**



- Good progress across industry
- Some good practice observed
- Plans on site ?
- Inconsistency
- Some consideration given to contingency planning
- Liaison with other stakeholders





## Wall piercing



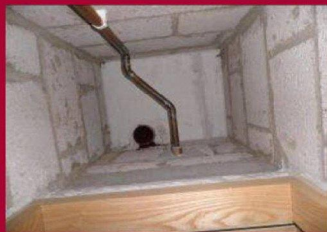
- Difficult to inspect
- Sleeve present ?
- Suitability of filling ?
- Testing ?
- Competency ?



## Unventilated voids



- Need for a joined up approach from stakeholders in order to resolve issues
- Competency of those conducting inspection
- Complex situations require specialist advice
- May impact upon other statutory provisions





## Corrosion



- Number of observations of corrosion by HM inspectors
- Inconsistent approach to inspection
- How much of system is available in order to provide a representative sample
- Are key areas for inspection identified
- Once corrosion identified, inconsistent approach taken to assessment, remediation, audit or review
- Do the inspection findings influence risk ranking and therefore inspection frequencies or replacement ?



## ECV access



- Access is a challenge
- Requires stakeholder engagement
- Building modification
- Advice given to residents reporting gas escapes ?



## Observations



- Need for liaison with other stakeholders with respect to:
- Maintaining access to PIV
- Resolving ventilation issues
- Arranging suitable access
- Communicating issues that are observed
- Aspects of the Hackitt report that are relevant to dwellings under 10 storeys



## Recommendations



- Engagement with other stakeholders to develop and promote a suitable approach to the resolution of gas network issues.
- Examination and evaluation of current risk based models used to determine inspection frequency.
- Look at the recording of inspections to ensure that decisions based upon the information gathered is fit for purpose.
- The requirement relating to the identification of the PIV on site requires clearer guidance within the IGEM standard.
- The need for clear plans to be available on site is also an area to be examined and addressed within the standard.
- The sealing of wall piercings with fire resistant material requires further work by the industry in order to ensure compliance with other statutory provisions.
- Training for inspectors needs to recognise issues such as ventilation, meter positioning and issues that may impact upon the gas network.

## Next steps



- Intervention during 2019 / 2020:
- Examination of risk based systems providing inspection frequency and replacement decision making process.
- Inspection of recording systems providing data that risk based systems rely upon
- Competency management systems in relation to MOB
- Communication of PIV, on site plans and sealing findings to the IGEM/GL/5 panel

**Thank you**



- Questions