

Priority Health & Safety Management issues during national lockdown

Context: The national lockdown introduced by the UK Government is going to restrict the availability of service engineers to attend sites to undertake routine servicing and maintenance activities of safety critical systems. The following table outline some potential controls to mitigate the increased risks being created by lockdown.

		OPTIONS FOR ADDITIONAL CONTROL	
		LOW USE BUILDING	BUILDING MOTH-BALLED
	Notes	<i>Buildings operating significantly below normal occupation levels</i>	<i>Buildings which have been decommissioned fully or partially. It is likely that the recommendations in this column will take a considerable time to implement due to requirement for a significant number of contractors to visit site before it can be re-opened</i>
ISSUE & RISK	NORMAL ARRANGEMENTS		
Fire Alarm operation – <i>failure of alarm system could result in fatalities due to late/non-evacuation. Increased loss of premises due to fire damage</i>	Quarterly or 6monthly inspection by service engineer (dependent on system) Weekly testing by site staff of all call points alternating zones and points to ensure whole system tested in 13 weeks	Increase local testing to ensure a call point in every zone is checked each week (to ensure zonal wiring is functional)	Before reoccupation Depending on date of last test either: Full system service by engineer (if formal inspection has been missed) or; Full call point test by local staff.
Fire Extinguisher/hose operation - <i>failure of fire fighting equipment may result in increased fire spread resulting in greater fire damage and potential loss of life.</i>	Annual inspection by service engineer. Monthly checks by site staff	Monthly checks by site staff Possible servicing visits by engineer with additional controls to reduce transmission risks	Before reoccupation Depending on date of last annual inspection either: Full service by engineer (if formal inspection has been missed) or; Full monthly check by local staff.
Emergency lighting – <i>failure of emergency lighting may result in loss of life.</i>	Annual inspection by service engineer Monthly testing by site staff	Monthly testing by site staff	Before reoccupation Depending on date of last annual inspection either: Full service by engineer (if formal inspection has been missed) or; Full monthly check by local staff.
Water Hygiene – <i>failure to manage water systems may result in increase in water-borne bacteria and risk of onward transmission to building’s occupants leading to potential sickness or fatality.</i>	Monthly temperature testing by service engineers Weekly flushing of little-used outlets	Increase flushing regime to cover additional little-used outlets	Before reoccupation Whole domestic system flush & disinfect.
Electrical (Fixed wiring) - <i>failure of fixed wiring system may result in electrocution or fire.</i>	5-yearly inspections of fixed wiring by service engineers	Maintain visual inspection to check for physical damage to outlets and fixed appliances	Before reoccupation If 5 years has been exceeded full fixed wiring inspection

Electrical (Portable Appliances) - <i>failure of fixed wiring system may result in electrocution or fire.</i>	Annual inspection by service engineers Visual pre-use inspection by staff	Re-inforce visual inspection requirement on staff	If annual inspection has been missed this must be completed before reoccupation
Local Exhaust Ventilation – failure of LEV may result in release of agents (dusts, fumes, vapours) which are harmful to human health.	14 monthly inspection by service engineers	Only use upto service due date. Isolate any equipment served by LEV once service due date has been reached	If inspection has been missed this must be completed before de-isolating equipment it serves
Lifts (passenger) – <i>failure of lift may result in fatalities or persons trapped in the lift requiring recovery</i>	6 monthly inspections by service engineers	Only use upto service due date. Isolate lifts once due date has been reached. Note emergency evacuation procedures may need amending if lift is fire lift.	If inspection has been missed this must be completed before de-isolating lift
Lifts (goods)- <i>failure of lift may result in fatalities or persons trapped in the lift requiring recovery</i>	Annual Inspections by service engineers	Only use upto service due date. Isolate lifts once due date has been reached.	If inspection has been missed this must be completed before de-isolating
Gas Cookers – <i>failure of gas cooker may result in asphyxiation, fire or explosion</i>	Annual Inspections by service engineers	Only use upto service due date. Isolate once due date has been reached.	If inspection has been missed this must be completed before de-isolating
Swimming Pools – <i>drowning and water-borne bacteria</i>	Annual Service by service engineers PH & Free chlorine checks and filter backwashing by local staff.	Take pool out of use - Implement winterisation procedure	Recommission pool plant

Prepared by oneSource Health & Safety Team