



Property, Development & Retail Management

Gas Cylinders

Mandatory - October 2017



Landsec
One Best
Way



One Best Way

Essential information about our
Health & Safety Standards.

Property, Development & Retail Management

Gas Cylinders - Storage and Use

Overview

The reason for this One Best Way Standard is to raise the profile on the management and use of Gas Cylinder Storage and its use. According to the HSE (Health and Safety Executive) there are a number of fatal and serious accidents caused by gases each year, in 2014/2015 there were 161 incidents, 6 fatalities and 240 non-fatal accidents. There are many reasons why we need to access areas where gases are stored, such as basement access areas etc. Industry research has shown that incorrect or non-existent skills, knowledge, training and the lack of experience has been a contributory factor to many of the accidents and fatalities.

Training and awareness should generally include aspects such as transport of gas, storage of gas and operational usage of gas in environments such as restaurants and bars.

Other typical failures in training and awareness include persons not knowing how to identify what type of gas is in their area, additionally and more importantly there is a general lack of awareness regarding who to inform and what action should be taken in case of emergency, especially when there has been a gas leak, which often leads to working in a confined space or restricted areas.

Much of this work is generally undertaken by an individual and it may be that they are considered as lone workers and therefore the site risk assessment should include this foreseeable eventuality.

A confined space can be any enclosed area that if unventilated could contain a toxic gas/vapour, or insufficient oxygen to support life. In many cases the dangers cannot be detected by the senses.

It is also important to remember that many deaths occur whilst attempting to rescue from a confined space, therefore robust rescue plans must form part of any safe system of work.





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Scope

This One Best Way Standard is primarily for the use of Landsec colleagues and outlines our duty to manage, it also outlines general principles and guidance regarding what to look for when operating in/ around service yards, tenant demised areas and generally any other back of house areas.

All Principal Contractors, Contractors, Service Partners and Tenants also have a responsibility to ensure that all those employed to undertake work on our sites are similarly assessed by their own companies.

When required they need to assure themselves they have suitable measures to record potential exposure, implement relevant control measures and provide their employees with suitable skills, knowledge, training and experience.

Introduction

Landsec takes its responsibilities to those affected directly and indirectly affected by its activities seriously. We ensure that we do not knowingly affect any person and that we will ensure suitable management of all works to comply and exceed the requirements of Safe Work in Confined Spaces.

Confined Spaces Regulations 1997. Approved Code of Practice L101, Management of Health and Safety at Work, Regulations 1999, Approved Code of Practice and Guidance L21 and industry guidance such as BCGA GN 2 (British Compressed Gas Association, Guidance Note) and HSE L64 Safety Signs and Signals Regulations, and LP Gases Association Code of Practice 7. Finally, as the property/building owner we have a legal obligation to provide the relevant property information to any contractor, service partner or tenant etc. this could be identifying any confined spaces or restricted areas.

Training requirement

Gas Safety Training for Managers in Units, this training should be in accordance with HSE Guidance Note 3 (GN3) Safe cylinder handling and the application of the manual handling operations of regulations to gas cylinder. Rev2; 2010 - Cost around £75.00.

General guidance

Safety Points to ask contractors, service partners and tenants

- Dangerous atmospheres can arise when there is a lack of oxygen or when toxic or flammable gases are present.
- They could be working in a confined or restricted space – do they have a risk assessment for this?
- Adequate fresh air ventilation must be provided - are there suitable systems in place to do this
- All necessary safety and rescue equipment must be available on site at the actual location
- Whether they have the right protective equipment, do they know where its stored and how to inspect it
- There should be gas leak devices in the area that are maintained and inspected
- What to do in case of emergency
- They should be trained to work in/around cylinders, and this should be documented





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Key Guidance Points

Always store gas cylinders appropriately

- Store cylinders in a well-ventilated, covered area, preferably outside on a level, well-drained surface
- Store cylinders vertically and securely to prevent them from toppling.
- Store full and empty cylinders separately, rotating your cylinder stock holdings so the oldest cylinders are used first.
- Segregate cylinders by the properties of the gas (flammable, inert, oxidant, and so on)
- Ensure appropriate signage is erected e.g.

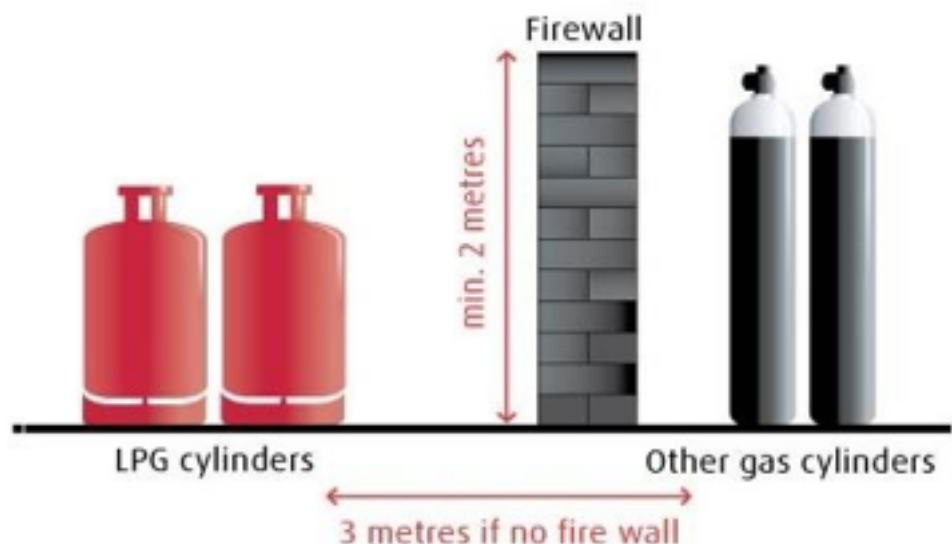
Be aware of the Properties of Gas

There are specific storage requirements for certain gas cylinder products.

Storage of cryogenic, liquefied and heavier-than-air compressed gases should be made with due regard to the dangers of gas collecting in low-lying areas such as drains, basements and ducts

Never Store LPG with other Cylinders

- Store other products in a cylinder store, particularly flammable materials such as fuel, oil, paint or corrosive liquids; this may result in a hazardous situation.
- Store LPG cylinders within three metres of other gas cylinders. The use of a firewall can reduce the distances.





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Action to be taken:

July 2016

Status:

Mandatory

Further help & contacts:

If you need any further information or guidance please contact any member of the Health, Safety & Security Team.



What do we have to do?

- Ensure that tenants have suitable management systems in place.
- Ensure we are aware of what gases tenants have in their areas and within our site.
- Ensure we have a suitable map identifying what gases are on our site.
- Ensure the Fire Risk Assessment identifies the storage of cylinders.
- Ensure the local Fire Brigade are aware the site stores cylinders, this information is crucial to the Fire Brigade if they have to fight a fire.
- Ensure that we update our hazard registers to include reference to stored gases.
- Ensure we have suitable detection equipment for cylinders stored in our areas.
- Ensure those working on our behalf have suitable risk assessment and method statements in place.
- Ensure all relevant persons on site have been provided with our OBW Standard No 3 - Acetylene Jan 2014, which has specific reference to our requirements for use and application of Acetylene on site.

All contractors, service partners and tenant also have a responsibility to ensure that all those employed to undertake work on our sites are similarly assessed by their own companies. When required they need to assure themselves they have suitable measures to record potential exposure, implement relevant control measures and provide their employees with suitable skills, knowledge, training and experience.



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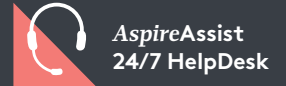
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