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Mains in private property

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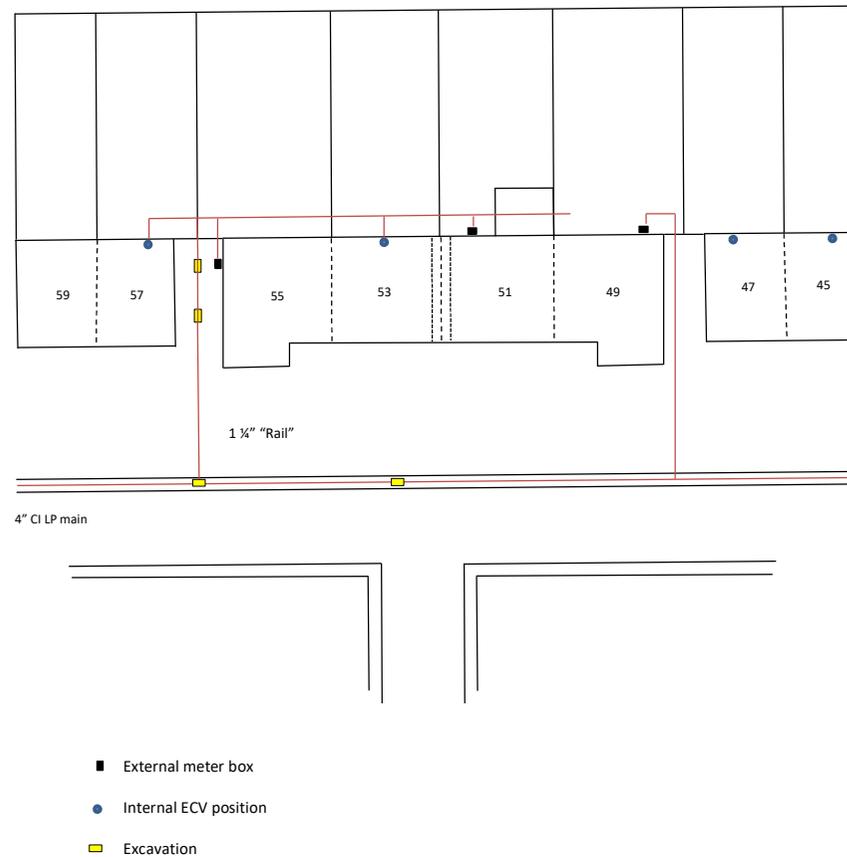
Energy Division

Introduction

- Why is HSE looking at this subject
- What is the issue
- Standards
- What is the approach taken by network operators

Why ?

- Recent incidents and inspection findings
- Isolated issue or wider implications ?
- Lack of clarity on approach taken by operators to new and replacement mains



What is the issue ?

- Are operators compliant with relevant standards ?
- Are operators compliant with their own policy and procedure ?
- Have operators Identified and recorded where mains within the scope of IGEM/TD/3 are located within private property ?
- Do operators ensure that records relating to ownership and tenancy of private land where mains are located are updated and have systems in place to inform both owners and tenants of the presence of mains and routinely re-inform them ?
- Do operators ensure that servitudes, easements or wayleaves are in place relating to all mains located within private property ?
- Are suitable and sufficient risk assessment arrangements in place to identify risks associated with operating existing mains or installing and operating new or replacement mains located within private property ?
- Has consideration been given to control measures based upon risk assessment ?
- Have control measures been implemented ?
- What audit processes are in place ?

Standards, policy & procedure

- BS EN 12007-1: 2012 - 7.4.2.2 Private area

“Where it is necessary to lay gas mains, or associated plant in private land, the agreement document between the landowner and the pipeline operator shall include all necessary precautions to be taken to ensure full safety of operation and permit subsequent access to the land for ease of maintenance. The agreement should ensure that a zone of land adjacent to the gas main or associated plant remains free of any third party works which can be a potential risk to the gas main. NOTE This includes subsequent construction and the planting of trees. The agreement should also contain adequate provision for consultation prior to any proposed third party works. The pipeline operator may elect to exercise any option to prevent the proposed works or request modifications to them to avoid hazard”.

- IGEM/TD/3 - 5.5.3 indicates that:

“if it proves necessary to cross land not dedicated to public use, details of ownership and tenancy must be established to enable wayleave negotiations to commence”

- T/PM/MSL/1 - A “wayleave” **must** be obtained where the main is to be installed within land, which is not covered by public ownership (covered by NRSWA legislation).