




**FACILITIES  
MANAGEMENT  
SOLUTIONS**

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**High and Low Voltage  
Maintenance**



Your switchgear and distribution equipment is crucial to the operation of your business and without it you face loss of power, uncertainty and risk. Maintaining your equipment will mitigate emergency call outs and avoid being left with ongoing issues and facing potential legal action.

## **Understanding your obligations**

If you use electrical switchgear you are required by law to provide management systems that will ensure safe operation and minimise the risk of injury. Understanding your obligations and requirements is therefore essential for the safety of your employees, plant and equipment.

**The Electricity at Work Regulations 1989** requires that all owners or persons in control of part or all of an Electrical System have to ensure that it is safe to operate and that it is maintained in a safe condition in accordance with the manufacturers recommendations.

**The Health & Safety at Work Act 1974** requires that any employer has to ensure the safety so far as is reasonably practicable of their employees.

As an employer the act requires that you:

- Make an assessment of the risks to employees or others.
- Take specialist advice where necessary.

The level of detail in the assessment should be broadly proportionate to the risk.

**If you use Electrical Switchgear you are required by law to provide management systems that will ensure safe operation and minimise the risk of injury and assessments should be carried out by a specialist.**

# Management Systems should include the following:

- An appropriate system of records.
- Policies and Procedures covering the installation, commissioning, operation, maintenance and removal of the equipment.
- Define the responsibilities and training requirements for your colleagues.
- An auditing regime to monitor and maintain the effectiveness of your maintenance procedures.

## **LV Switchboards & Control Panels - what your maintenance should involve**

- Itemising of Equipment (An asset register should be put in place).
- Cleaning of Equipment.
- Mechanical Operation of Equipment.
- Mechanical Tightness Check.
- Checking of Component Parts.
- Electrical Testing.
- Visual Checks.
- Torque Tightness.
- Cleaning.
- Thermographic Studies.

Facilities Management Solutions would advise carrying out the above annually or as per the manufacturers recommendations.

# Stored energy circuit breakers

If breakers aren't serviced regularly then the chances of malfunction greatly increase and could lead to ongoing issues and ongoing maintenance costs.

We would recommend regular servicing, especially in sites with a poor service history and manufacturers of stored energy circuit breakers state a requirement to service the breakers every year to reduce the likelihood of faults occurring.

**At Facilities Management Solutions we would recommend secondary injecting the protection releases at every service to ensure that:**

- a) The release mechanism works,
- b) The breaker is mechanically able to open under fault conditions.

We would also advise that the site owner has documentation to prove that regular servicing is in place.

## Getting the right support and advice

Facilities Management Solutions can provide a wide range of specialist installation and maintenance services for your switchboards and control panels and we'll assess your individual requirements and put together a bespoke maintenance package to suit your needs.

All work is carried out by our team of highly experienced and fully qualified electricians and technicians and meet HSE standards, giving you peace of mind and reassurance.

To book your free comprehensive site survey and obtain a no obligation quote, please contact us today on **01908 034040** or email **info@fmsolutions.co.uk**