



## **Haig Housing Gas Safety: Our Policy**

The Trust aims to ensure that gas installations in its properties are maintained to the highest standards and in accordance with current legislation and best practice.

This leaflet is a summary of Haig Housing Gas Safety Policy– a full copy of the policy is available from Haig Homes – please see over for details.

**Look out for danger signs from gas appliances – it could be fatal to ignore them.**

**If you suspect that a gas appliance is unsafe, a GAS SAFE registered contractor should be instructed to inspect the installation immediately.**

**If this is impractical, the National Gas Emergency Service must be informed at once of the circumstances.**

**In a Gas Emergency phone  
Freephone 0800 111 999**

## THE TRUST'S COMMITMENT

The Trust will ensure that gas installations in its properties are maintained to the highest standards in a safe and secure condition following the Health and Safety Executive Approved Code of Practice and CAGS. To achieve this we will:

- Undertake annual servicing and gas safety check of all gas appliances **provided by the Trust**
- Carry out inspection three weeks before expiry of 12 month certificate
- Check any gas installations in void properties prior to re-letting
- Undertake an appliance and flue safety-check within 12 months of installation
- Use GAS SAFE approved fitters
- Hold a current LGSRI landlord's gas safety inspection certificate for each property
- Take in responsibility for central heating systems installed by a tenant **ONLY** on receipt of a LGSRI registered installer completion certificate
- Provide tenants with a copy of the certificate within 28 days of the inspection
- Keep accurate records of each safety check for two years
- Provide a copy of the gas safety record before a new tenant moves in to a home
- Look out for danger signs from gas appliances during routine duties and visits
- Keep tenants informed about gas safety inspections
- Use an easy system of arranging appointments
- **Take legal action against a tenant, if necessary, to gain access to a property to carry out inspections and servicing**
- **Expect our tenants to complain to the Health and Safety Executive if the Trust fails to act in a safe way**

## TENANTS' RESPONSIBILITIES

- Allow representatives of the Trust access to the property
- Keep air bricks unsealed
- Request permission before installing a gas appliance (forms available)
- Comply with gas safety regulations set out by the Trust
- Look out for danger signs from gas appliances – it could be fatal to ignore them – see below

## DANGER SIGNS

- Stains, soot or discolouring around a gas fire, at the top of the water heater
- A yellow or orange flame in the gas fire or water heater
- A smell of fumes when a gas appliance is in use

**If you suspect that a gas appliance is unsafe, a LGSRI registered contractor should be instructed to inspect the installation immediately.**

**If this is impractical, call the National Gas Emergency Service on 0800 111 999 at once**