



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 serviceable condition following the Health and Safety Executive Approved Code of Practice and Guidance. 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