



ADVICE NOTE

GAS SAFETY

How you can stay gas safe in your flat



HILL VIEW

Note:

As the leading trade body for residential leasehold management, ARMA is also an important resource for leaseholders. Our Advice Notes cover a range of topics on the leasehold system to help leaseholders understand their rights and responsibilities and ultimately get the most out of living in their flat.

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SUMMARY

When it comes to gas safety, ARMA supports and recommends to leaseholders the information provided by Gas Safe Register. Gas Safe Register replaced CORGI as the official gas registration body for the United Kingdom, Isle of Man and Guernsey. By law, all gas engineers must be on the Gas Safe Register.

In this Advice Note, we'll take a quick look at how you can make sure you stay gas safe in your flat.

TOP TIPS FOR GAS SAFETY

Gas Safe Register have provided some useful tips for staying gas safe in your home:

- Only use a Gas Safe registered engineer to fit, fix or service your gas appliances. This includes:
 - gas boilers
 - gas fires, cookers or hobs
 - central heating systems, radiators or hot water systems if they're connected to a natural gas or liquefied petroleum gas (LPG) supply
- All Gas Safe registered engineers carry an ID card with their own unique licence number, showing the type of work they are qualified to do
- Get your appliances serviced by a Gas Safe engineer every year, or in accordance with the manufacturer's guidelines. If you don't, your insurer could refuse to cover you if there's an accident
- Get an audible carbon monoxide (CO) alarm. This will alert you to the presence of the poisonous gas produced by unsafe appliances — make sure you know the symptoms of carbon monoxide poisoning too
- If you think there might be a gas leak, or notice any signs of carbon monoxide, act fast and follow the advice for gas emergencies.

THE DANGERS OF UNCHECKED APPLIANCES

All of your gas appliances, including your gas boiler, gas cooker, CO detector and gas fire should be safety checked once a year, and serviced regularly according to the manufacturer's instructions. If you don't have them checked by a Gas Safe engineer, you could be putting you and your family at risk, and in danger of CO poisoning.


Your gas supplier might be able to provide you with a free gas safety check. This may apply to home owners on means tested benefits who:

- Are of a pensionable age, disabled or chronically sick and either live alone or with others who are all of a pensionable age, disabled, chronically sick or under 18
- Are living with others where at least one person is under 5 years old
- Have not had a gas safety check carried out at their premises in the last 12 months.

WHAT TO DO IF YOU RENT OUT YOUR FLAT

If you let a property that's equipped with gas appliances, you have three main responsibilities:

- **Maintenance** — pipework, appliances and flues must be maintained in a safe condition; and gas appliances should be serviced in accordance with the manufacturer's instructions. If those aren't available, it's recommended that the appliances are serviced annually unless a Gas Safe engineer advises you otherwise
- **Gas safety checks** — an annual gas safety check must be carried out on every gas appliance and flue to make sure they're safe to use
- **Record** — a record of the annual safety check must be provided to your tenant within 28 days of it being carried out, or to new tenants before they move in. Landlords must keep copies of the gas safety record for two years.



PIPEWORK, APPLIANCES AND FLUES MUST BE MAINTAINED IN A SAFE CONDITION; AND GAS APPLIANCES SHOULD BE SERVICED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IF THOSE AREN'T AVAILABLE, IT'S RECOMMENDED THAT THE APPLIANCES ARE SERVICED ANNUALLY UNLESS A GAS SAFE ENGINEER ADVISES YOU OTHERWISE



GAS FLUES RUNNING THROUGH VOIDS

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Some properties have gas boiler flue systems that run through ceiling or wall voids, meaning they can't be inspected. This normally only applies to room-sealed fan assisted boilers.

If you live in a home with one of these systems and an engineer can't inspect the full length of the flue, you need to fit inspection hatches and follow important information from the Health and Safety Executive (HSE).

Take a look at ARMA's Advice Note 'Gas Boilers and Flue Safety' for more on this. It's free to download from the Leasehold Library on the ARMA website: www.arma.org.uk

To find Gas Safe registered engineer go to: www.gassaferegister.co.uk

Note:

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The ARMA Advisory Note is of a general nature only and makes no attempt to state or conform to legal requirements; compliance with these must be the individual user's own responsibility and therefore it may be appropriate to seek independent advice.