



Gas Safety

Information for homeowners

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building
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Fire safety in the home – front doors to flats

Leaseholders

If you are a leaseholder and live in a shared ownership property or you own your home, you are responsible for making sure your gas boiler, cooker and appliances are safe.

What happens during an annual gas safety check?

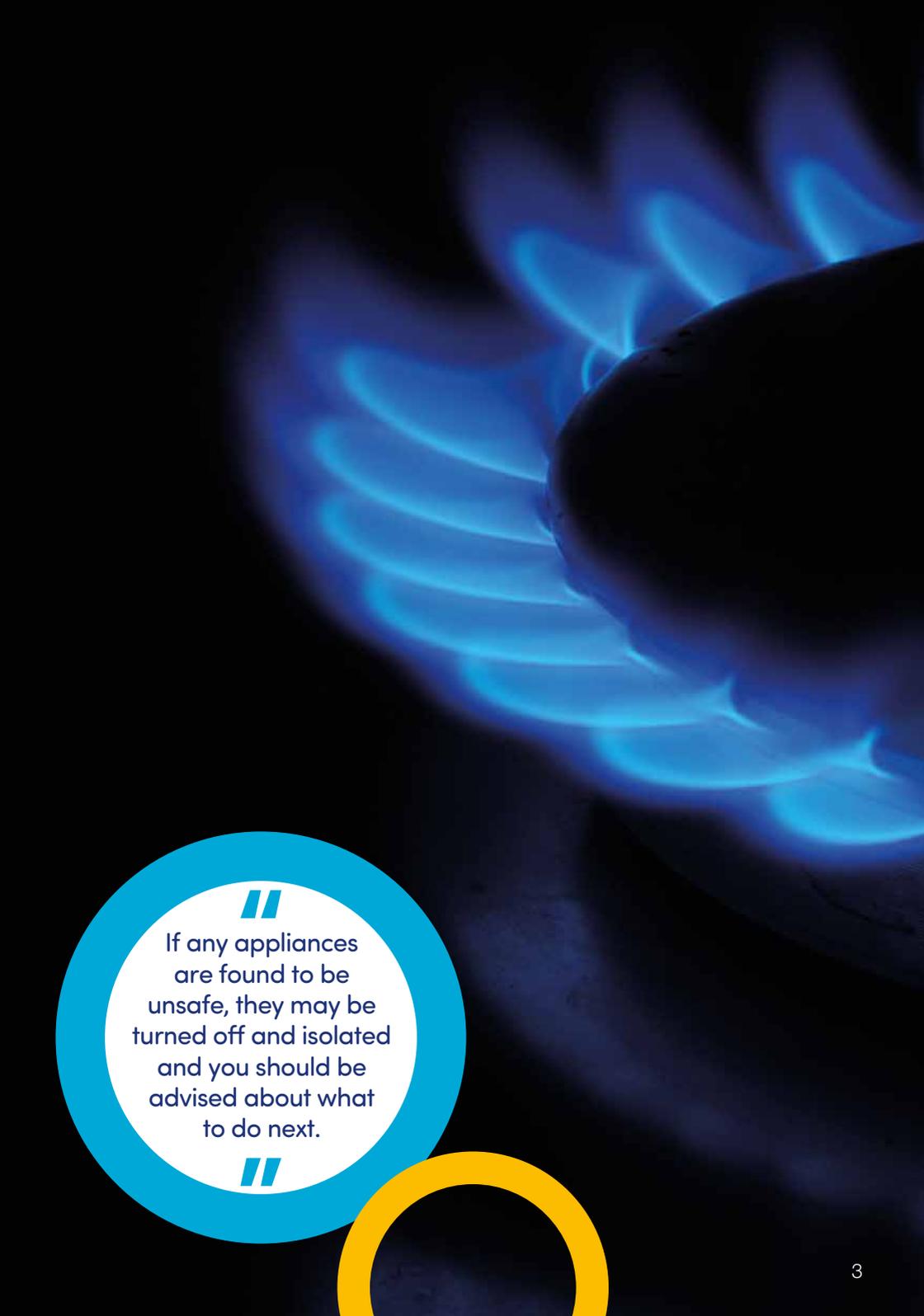
A qualified Gas Safe engineer will carry out a safety check and fully service all the gas appliances, including checking pipe work for leaks and checking appliances have sufficient ventilation. The inspection normally takes between 20 to 40 minutes.

The engineer should leave you with a copy of a Gas Safety Record. This is your record that your gas installation and appliances have been tested. A warning notice will be left detailing the fault and a warning sticker will be left on the appliance in line with the Gas Safe Industry Unsafe procedure.

Carbon monoxide

Carbon monoxide is a colourless, odourless, tasteless and highly poisonous gas created when fossil fuels burn without sufficient air. You won't know it is there until it is possibly too late. It can be deadly and is most often produced by appliances which haven't been properly installed or maintained. It can escape from gas appliances like boilers and fires and it can also be present at low levels where heavy road traffic or smoke is close by.

A carbon monoxide alarm can detect even the smallest amount of carbon monoxide in your home and emits a loud alarm before levels become dangerous. However, it won't stop carbon monoxide from being produced. We recommend you install carbon monoxide alarms to reduce the risk. This is another reason why you should have appliances serviced every year to ensure they are working safely.



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If any appliances are found to be unsafe, they may be turned off and isolated and you should be advised about what to do next.
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Gas safety tips

Danger signs can include:

- yellow or orange rather than a blue flame (apart from flue-less fires)
- yellow or brown staining around appliances
- pilot lights that frequently blow out
- increased condensation around windows.

Important! If you smell gas or suspect you have a gas leak, leave the property and telephone Gas Emergency Services on 0800 111 999. Do not use a mobile or cordless phone unless you are outside the property away from the suspected leak. If you feel it is safe to do so, turn off the gas at the main supply and gas meter and then:

- open all doors and windows to ventilate the property
- do not use any electrical equipment or turn on/off any lights or sockets
- extinguish all naked flames (gas cookers and fires), do not smoke, strike matches or do anything which could cause a spark
- if there are any electrical entry phones, locks or doorbells, please look out for the engineer and open the door manually

- Check to see if a gas tap has been left on or the pilot light has blown out on any gas boilers or appliances.

DO NOT block airbricks or vents.

These may be providing air that is vital for the safe operation of a gas appliance. Do not block up airbricks or vents on the inside of your home or obstruct them on the outside with sheds, plants or shrubs etc.

Make sure your kitchen is well ventilated when using your gas cooker.

DIY gas work is against the law.

Do not let anyone do any work to the gas appliances in your home unless they have the right certificates of competence and are Gas Safe registered.

How you can stay gas safe in your flat

When it comes to gas safety, Orbit recommends leaseholders follow 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.

Gas Safe Register has 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.

If you smell gas or suspect you have a gas leak, leave the property and telephone Gas Emergency Services on 0800 111 999.



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.

Appliances pipework, appliances and flues, must be maintained in a safe condition and gas appliances should be serviced in accordance with the manufacturer's instructions. All appliances should be serviced in accordance with manu instructions. Major manufacturers have these Online to download.

What should you 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 keeping** — 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.

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).

www.arma.org.uk

To find Gas Safe registered engineer go to:

www.gassaferegister.co.uk



If you have any questions about gas safety issues in your home, please feel free to contact us. You may also find more information on our website at orbit.org.uk.



You can visit our website:

 [**orbit.org.uk**](http://orbit.org.uk)

For more information, please email us:

 [**info@orbit.org.uk**](mailto:info@orbit.org.uk)

Take a look on social media:

 [**/OrbitHelp**](https://www.facebook.com/OrbitHelp)  [**@OrbitHelp**](https://twitter.com/OrbitHelp)

Or to talk to us, please call:

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If you need information in a different format please contact us on **0800 678 1221**

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