

Leaseholder Gas Safe Responsibilities

As a leaseholder you are responsible for making sure all your gas appliances are checked regularly by a qualified gas engineer to ensure safety, this will include but not limited to your gas boiler, gas cooker, gas hob or gas fire, pipework and flues.

Under the terms of your lease you are required to undertake this essential gas safety check at least once a year, this is to ensure it is operating safely for you, you're family, and your neighbours. It would be helpful if you could provide a copy to Charnwood Borough Council.

Landlord (Leaseholder – Sub-Letting)

If you sub-let your property equipped with gas appliances you have three main responsibilities:

- Maintenance – pipework, appliances and flues must be maintained in a safe condition.
- Gas Safety Checks – a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use.
- Record – a record of the gas safety check must be provided to your tenant within 28 days of the check being completed or to new tenants before they move in, you must keep copies for two years. It would be helpful if you could provide a copy to Charnwood Borough Council.

General Advice

All installation, maintenance and safety checks need to be carried out by a Gas Safe Registered Engineer.

Remember to ask to see the engineers Gas Safe Register ID card to confirm they are registered and able to carry out the necessary work.

In an Emergency

Make sure you know what to do in a gas emergency, make sure you know how to turn off the gas supply. Knowing the signs of danger and carbon monoxide poisoning could save your life. Any one of the following could be a sign that there is carbon monoxide in your home.

- The flame on your cooker should be crisp and blue. Lazy yellow or orange flames mean you need to get your cooker checked
- Dark staining around or on appliances
- Pilot lights that frequently blow out

- Increased condensation inside windows

If you suspect Carbon Monoxide is present, or if you have a carbon monoxide detector installed and the alarm sounds, get out into the fresh air, call the 24 hour emergency gas service for Great Britain on 0800 111 999 and stay there until the relevant support arrives.

If you smell gas, open your doors and windows, do not use any naked flame or electrical switches, turn off your gas supply and call the 24 hour emergency gas service for Great Britain on 0800 111 999.

Further Guidance

Should you require any further advice or guidance please visit the following sites

www.gassaferegister.co.uk/tenants

www.gassaferegister.co.uk/landlords

www.hse.gov.uk/gas/landlords/index.htm

http://www.gassaferegister.co.uk/learn/carbon_monoxide_kills.aspx

Sure are Gas safety contractors for Charnwood Borough Council. Leaseholders can make arrangements direct with Sure for Gas Safety checks for £46.60 (as at August 2018) which includes VAT. Payment is made direct to the contractor in cash and the operative does not carry any change so the correct amount is required. To make an appointment, please contact them on 0800 8408021.