

Gas safety

This factsheet looks at some of the steps landlords and tenants should take when it comes to gas safety.

Ensuring that the gas appliances in your home are safe could save your life. Landlords and tenants both have legal responsibilities when it comes to gas safety.

Danger signs

Gas appliance danger signs can include:

- sooty marks
- yellow or orange flames instead of blue
- pilot light that keeps going out
- excessive condensation on windows.

Safety checks

Landlords must ensure that gas safety checks are carried out every 12 months on all gas appliances, installations and flues. The check (and any work required) must be carried out by a gas engineer who is registered on the Gas Safe Register. The engineer must have a Gas Safe Register ID card. You can also check whether they are registered by visiting www.gassaferegister.co.uk

The safety check is to ensure that:

- the gas supply pipework and all gas appliances are working safely
- all gas flues are working safely
- gas appliances have adequate ventilation.

Your landlord must give you a copy of the latest gas safety certificate. If any problems affecting gas safety are identified, the landlord has to get them repaired by a Gas Safe registered engineer.

If any of the gas appliances in your home belong to you, you should arrange for them to be checked each year as well. Some people are entitled to free gas safety checks (contact your energy supplier for details). You have a responsibility not to use any gas appliances that you know or suspect to be unsafe.

If you live in a house or flat that is occupied by more than two households (a house in multiple occupation (HMO)), there may be other requirements on the landlord.

Access to your home

You must allow the gas engineer access to your accommodation to carry out safety checks and any repair work, whether this is specified in your tenancy agreement or not.

Your landlord should give you adequate notice of the safety check.

Carbon monoxide

Carbon monoxide gas is known as the 'silent killer' because it is invisible, odourless, and poisonous. It can kill quickly and can be produced if:

- gas appliances are not installed or maintained properly
- gas appliances are broken or not working properly
- flues or chimneys become blocked
- rooms are not adequately ventilated.

Carbon monoxide detectors alert you to the presence of carbon monoxide in the air by flashing a light and sounding an alarm. There is no legal requirement for your landlord to install carbon monoxide detectors. If your landlord will not provide one, you can buy your own from a DIY shop. If you are housed by the council into private rented accommodation following a successful homeless application, the accommodation will not be considered 'suitable' if reasonable steps have not been taken to prevent carbon monoxide poisoning.

Enforcing gas safety

The Health and Safety Executive (HSE) is responsible for enforcing gas safety. You should get in touch with the HSE if your landlord:

- has not provided you with a valid gas safety certificate
- refuses to let you see records of safety checks, or
- fails to do any work if required.

Failure to follow gas safety requirements is a criminal offence. You can call the HSE helpline on **0800 300 363** or go to www.hse.gov.uk/gas for more information.

Further advice

You can get further advice from Shelter's free* housing advice helpline (**0808 800 4444**), a local Shelter advice service or Citizens Advice bureau, or by visiting shelter.org.uk/advice

*Calls are free from UK landlines and main mobile networks.



Specialist support on housing advice

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