

This factsheet looks at some of the steps you and your landlord should take when it comes to gas safety in your home.

Landlords and tenants both have legal responsibilities when it comes to gas safety. This applies to council, housing association and private landlords and tenants.

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.

Responsibility for safety checks

Landlords must ensure that gas safety checks are carried out every 12 months. The check must be carried out by a gas engineer who is registered on the Gas Safe Register. The engineer must have a Gas Safe ID card. You can check whether they are registered by visiting www.gassaferegister.co.uk

If you live in a house or flat that is occupied by more than two households (a house in multiple occupation (HMO)), your landlord may have other gas safety responsibilities.

If any of the gas appliances in your home belong to you, you can arrange for them to be checked as well. Some people are entitled to free gas safety checks (contact your energy supplier for details).

What will be checked

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 get any problems identified repaired by a Gas Safe engineer.

A Gas Safe engineer can disconnect faulty appliances. You have a responsibility not to use any gas appliances that you know or suspect to be unsafe.

Gas safety certificate

Your landlord must give you a copy of the latest gas safety certificate:

- before you move in if you are a new tenant, or
- within 28 days of the check.

Access to your home

You must allow the gas engineer into your home to carry out safety checks and any repair work. Your landlord should give you reasonable notice (usually at least 24 hours) unless it's an emergency.

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, for example:

- gas appliances are not installed or maintained properly
- flues or chimneys become blocked.

Carbon monoxide detectors alert you to the presence of carbon monoxide in the air by flashing a light and sounding an alarm.

If you are a private tenant, your landlord must supply a carbon monoxide alarm for each room containing a solid fuel appliance. See *factsheet 3* for more information.

If your landlord does not have to provide a carbon monoxide alarm you can buy one yourself from a DIY shop.

Enforcing gas safety

The Health and Safety Executive (HSE) is responsible for enforcing gas safety. 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 local Citizens Advice office, or by visiting shelter.org.uk/advice or adviceguide.org.uk

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



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Note

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