

Annual gas safety check and servicing



By law, LMH must carry out an annual gas safety check of your home. This check must take place even if you do not have a live gas supply. This leaflet explains our responsibilities as a landlord, your responsibilities as a tenant, and how to avoid putting yourself at risk from faulty gas appliances.

Our duty as your landlord

LMH will ensure:

- your gas fittings (appliances, pipe works and flues), installed by LMH, or previously by Liverpool City Council, are maintained in a safe condition
- all work is carried out by a Gas Safe registered gas installer
- a gas service is carried out on each appliance/flue in your home every year. (For a new tenancy, all gas appliances/flues will be checked before you move in.)
- we keep a record of each annual gas service
- you have a copy of your home's current gas safety record. (For new tenants, this is included in your Welcome Pack.)

Your duty as a tenant

As an LMH tenant, you must:

- allow LMH and our contractors access to your home to carry out vital maintenance and safety checks on our gas appliances

Please note: Failure to give LMH reasonable access to your home to check gas appliances is dangerous for you, your family, and your neighbours. It is also a breach of your tenancy agreement and it could result in legal action to enforce access, or LMH could end your tenancy.

- Ask LMH for permission if you want to replace a gas appliance. For your own safety, always use a suitably qualified, Gas Safe registered gas engineer to carry out any work to a gas installation in your home.
- Contact LMH if you see the following danger signs:
 - sooting or staining marks on or around the appliance
 - a yellow lazy flame – not crisp and blue
 - more condensation than normal in the room where the appliance is installed
 - anyone in your household suffering from drowsiness, headaches, nausea or pains in the chest when using a gas appliance

If you notice any of these signs, turn off the appliance immediately and contact LMH.

Gas Safety Tips

- never try DIY with gas
- make sure your gas meter is clear of obstructions
- don't block up air vents, ensure flue terminals are kept clear and never cover appliances
- never use a gas appliance if you think it's not working properly
- whenever draught exclusion, double glazing or a conservatory extension is fitted to a room containing a gas appliance, the appliance should be checked for safety
- be cautious if buying a second hand gas appliance – don't scrimp on safety
- always follow the user instructions
- if you smell gas or fumes, turn off the gas at the meter, open windows, put out naked flames, don't use electrical switches and call us straight away on **0800 678 1894**. Alternatively call the National Grid Gas Emergency Freephone Number on **0800 111 999**.

Annual gas safety check and servicing - Translation, braille, audio tape and large print available on request.

Call us on 0800 678 1894

Revisión anual para verificar la seguridad y hacer el mantenimiento del gas - Traducción, Braille, cinta de audio y letras más grandes disponibles a solicitud. Llámenos al 0800 678 1894. (Spanish)

Baarista iyo dib u hagaajinta sanadleyda ah ee badbaadada gaaska - Turjumaad, farta braille ee dadka indhaha la', cajalad dhegeysi ah iyo far waaweyn ayaa la heli karaa marka la codsado Naga soo wac lambarka 0800 678 1894. (Somali)

Ежегодная проверка газовой безопасности и обслуживание - По вашей просьбе информация может быть предоставлена на другом языке, шрифтом Брайля, в аудиозаписи или большим шрифтом. Звоните нам по телефону 0800 678 1894. (Russian)

توصیئە ئارشیو لێ یارب قەیری طو تام چەرت دەجوت - ئەنای ص ل و ز اغ ل نام آل یونس ص ح ف م ق ر ی ل ع ان ب ل ص ت ا ب ل ط ل ا د ن ع ق ر ف ا و ت م ق ر ی ب ک ت ا ع و ب ط م و 0800 678 1894 (Arabic)

نیا تفیایرد یارب دیناوتیم دیشاب ل یام هچنانچ - زاگ یەنای لاس سیورس و لرتنک راون یور رب طبض ای (نایان یبان صوصم) ل یرب فورح ای مچرت تروص هب تاعالطا 0800 678 1894. (Farsi)

煤气安全年检与维修 如需翻译、盲文、录音磁带和大字版本，请随时索取。请拨打0800 678 1894与我们联系 (Chinese)

 0300 123 2300

 0800 678 1894



LMH offices

All offices are open Monday to Friday, 9.00am to 5.00pm.

Please note, on Wednesday all offices are closed from 9.00am to 10:30am for staff training.

North West 3 Mark Steet, L5 0RF

North 3 Falklands Approach, Off Parthenon Drive, L11 5BS

East Unit One, Montrose Business Park, Edge Lane, L7 9PX

West 172 Park Road, L8 6SJ

South 4 Smithdown Place, L15 9EH

Head Office Commutation Plaza, 1 Commutation Row, L3 8QF



info@liverpoolmh.co.uk www.liverpoolmutualhomes.org