

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 CORGI 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 certificate. (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, CORGI 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 or orange 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 Gas Emergency freephone number on 0800 111 999.

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Repairs:

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