

# Gas Safety Policy

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June 2020	1.0	Phil Scott
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## 1.0 Aims of Policy.

1.1 The overall aim of this policy is to ensure the safety of people in properties owned and managed by Lambeth Council which have gas fired appliances and / or gas carcass installations. In addition to pursuing full compliance with relevant legislation a positive safety culture and continuous improvement is a priority for Lambeth Council. Regularly servicing of appliances such as gas boilers ensures the appliances are combusting fuel safely and efficiently, minimizing the risk of carbon monoxide poisoning or explosion.

## 2.0 Who is this policy for?

2.1 This policy is designed to ensure that Lambeth Council takes all reasonably practicable steps to remove, minimise and manage risks associated with gas to customers, employees, visitors and partners.

## 3.0 Policy Statements

- 3.1. The Council will comply with its legal duties, in particular under Section 36 (Duties of Landlords) of the Gas Safety (Installation and Use) Regulations 2018 and in doing so will be guided by best practice. A full list of relevant legislation and regulatory requirements is provided in section 4.
- 3.2. Landlords have a legal obligation to ensure that all gas appliances and flues they own are inspected and serviced within 12 months of the previous gas safe certificate (LGSR) being issued. Lambeth aims to achieve 100% compliance with annual gas safety checks.
- 3.3. The Gas Safety Check process begins 10 weeks before a new check is due to allow for any problems with access. We also carry out a gas safety check on each occasion that the property is re-let, including during a mutual exchange. The same process is followed for gas carcass testing.
- 3.4. Lambeth Housing Management (and others who provide housing management services on behalf of Lambeth) are aware of the risk of serious injury from gas and the dangerous fumes released in its use. The highest standards are maintained with regards to:
  - Managing installations and services.
  - Servicing, repair and replacement of appliances
  - Maintenance and renewal of any gas pipes or pipe networks.
- 3.5. Lambeth takes gas safety very seriously and will take legal action against those who do not allow access to their homes to allow for inspections to be carried out. Injunctions are used to permit forced entry into homes, and we would usually re-charge any legal costs / repair costs incurred.
- 3.6. Lambeth will keep detailed records of all actions and attempts to obtain access to undertake its statutory obligations.

- 3.7. Lambeth will take a proportionate and risk-based approach where tenants are unwilling to provide access if they are considered vulnerable. Vulnerability is defined in the [Vulnerable Tenants Policy](#), and also currently includes those in a high risk group who may be concerned about Covid-19.

- 3.8. All gas safety works will follow government guidance on social distancing and other actions to work safely during Covid-19 pandemic.
- 3.9. Lambeth will look to implement technological solutions to gas safety checks where these are available.
- 3.10. Lambeth is also responsible for the operation and maintenance of 7 Lambeth owned bulk gas networks under license by Ofgem. The process is fully detailed in the document entitled "Safety Case for the Conveyance of Gas in Networks Owned by the London Borough of Lambeth".
- 3.11. The Mechanical Engineering Manager will proactively communicate with tenants to raise awareness related to the importance of compliance activities and communicate successes where possible. This will aim to ensure tenants feel safer in their homes. Communication will be via, (Not exhaustive list) Tenant Newsletters, digital messaging on Twitter etc.

#### **4.0 Resident Responsibilities**

- 3.12. Tenants are required to provide access to their homes to allow for gas safety works and the annual gas safety check. Their responsibilities are outlined in the Tenants Handbook and Tenancy Agreement.
- 3.13. Leaseholders are responsible for looking after gas appliances within their homes. Lambeth will publicise to leaseholders their responsibilities and provide an option to use the council's contractors to carry out gas servicing. Contractors can charge no more than 10% over the price agreed in their contract.
- 3.14. If aware that a gas appliance within a leasehold property is dangerous Lambeth can respond and intervene if necessary.

#### **5.0 Links to legislation and other docs**

- Gas Safety Procedure
- The Health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Gas Safety (Management) Regulations 1996
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) 2012
- The Landlord and Tenant Act 1985
- The Building Regulations
- The Housing Act 1985
- The Housing Act 2004
- Gas Safety (Installation and Use) Regulations 2018
- The Gas Industry Unsafe Situations Procedure – IGEM 11