

Gas Safety Policy

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Date	Version	Amended by
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 residents in properties owned and managed by Lambeth Council which have gas fired appliances and / or gas carcass installations. Regularly servicing appliances such as gas boilers ensures the appliances are combusting fuel safely and efficiently, minimising the risk of carbon monoxide poisoning or explosion. This policy sets out how Lambeth Council ensures the safe management of gas installations, appliances, and infrastructure across its housing stock.

1.2 The Council is committed to:

- Achieving **full legal compliance** with all relevant gas safety legislation
- Embedding a **proactive, risk-based safety culture**
- Preventing harm from gas-related risks, including **carbon monoxide exposure, fire, and explosion**
- Supporting the wider **Building Safety Act 2022 framework**, ensuring resident safety forms part of the Golden Thread of information.

1.3 The policy also supports continuous improvement through:

- Data-led compliance management
- Independent assurance and audit
- Adoption of new technologies.

2.0 Scope and applicability

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.

2.2 This policy is applicable for:

- All residential properties owned or managed by Lambeth Council
- All employees, contractors, and partners involved in gas-related activities
- Tenants, leaseholders, and residents.

2.3 It covers:

- Domestic and Communal gas appliances and flues
- Pipework and gas carcass systems
- Communal and bulk gas networks.

3.0 Policy Statements

3.1 Legal Compliance

Lambeth Council will comply with:

- Gas Safety (Installation and Use) Regulations 2018
- Building Safety Act 2022 (where applicable)
- Smoke and Carbon Monoxide Alarm Regulations (as amended 2022)
- Relevant HSE Approved Codes of Practice (ACoP L56).

The council will comply with its legal duties, 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 6.

3.2 Landlord Duties

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. The council will ensure that:

- Annual gas safety checks (LGSR) will be completed **within 12 months (no later)** of the previous check
- A target of **100% compliance** will be maintained, with zero tolerance for overdue certificates
- Checks will begin **10 weeks prior to expiry**.

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.

3.3 Access Management

Lambeth takes gas safety extremely seriously and will take legal action against those who do not allow access to their homes so that inspections may be carried out. Injunctions are used to permit forced entry into homes, and we would usually re-charge any legal costs / repair costs incurred to the resident.

A structured escalation process will be applied:

- a. Early engagement and communication
- b. Multi-channel contact (letters, SMS, calls, visits)
- c. Vulnerability assessment

- d. Legal enforcement (injunction / warrant).

Lambeth will keep detailed records of all actions and attempts to obtain access to undertake its statutory obligations. All access attempts will be:

- a. **Digitally recorded**
- b. Fully auditable (Golden Thread aligned).

Forced entry will be used where required to protect life and property.

3.4 Resident Safety Enhancements

Carbon monoxide alarms will be:

- Installed in all relevant properties
- Tested during annual checks.

Residents will receive:

- Safety guidance at the start of their tenancy
- Annual awareness communications
- Clear reporting routes for gas concerns.

3.5 Vulnerable Residents

- Lambeth will take a proportionate and risk-based approach where access is refused and tenants are considered vulnerable.
- Vulnerability data will be integrated with compliance systems
- Safeguarding referrals will be made where appropriate.

Vulnerability is defined in the Vulnerable Tenants Policy.

3.6 Repairs, Servicing and Installation

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.

All gas work will be carried out by **Gas Safe registered engineers**.

Repairs will be prioritised based on risk:

- Immediately Dangerous (ID): emergency response
- At Risk (AR): controlled rectification.

Installations will comply with:

- IGEM standards
- Building Regulations

- Manufacturer requirements.

Lambeth will look to implement technological solutions to gas safety checks where these are available.

3.7 Bulk Gas Networks

Lambeth is also responsible for the operation and maintenance of seven Lambeth-owned bulk gas networks under licence 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”.

These networks will be operated in line with:

- Ofgem licensing requirements
- Approved Safety Cases.

Additional controls include:

- Routine inspection and maintenance regimes
- Emergency preparation plans
- Competency assurance of personnel.

3.8 Data, Systems and the Golden Thread

All compliance data will be:

- Accurate, complete, and secure
- Maintained digitally
- Readily accessible for audit and regulatory scrutiny.

Records will include:

- LGSR certificates
- Access attempts
- Repairs and defect history
- Asset data.

3.9 Assurance, Audit and Performance

Compliance will be monitored via:

- Key Performance Indicators (KPIs) e.g. percentage valid LGSRs, access success rates
- Internal audits
- Independent assurance reviews.

Non-compliance will trigger:

- Root cause analysis
- Corrective action plans.

3.10 Contractor Management

Contractors must:

- Hold valid Gas Safe registration
- Demonstrate competency and training
- Comply with Lambeth policies and procedures.

Performance will be:

- Continuously monitored
- Benchmarked against Service Level Agreements (SLAs).

3.11 Communication and Engagement

The Mechanical Engineering Manager/ Senior Mechanical Engineer (Gas) 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.

The Mechanical Engineering Manager/Senior Mechanical Engineer will:

- Drive resident engagement campaigns
- Share compliance performance
- Promote gas safety awareness.

Channels include:

- Digital platforms
- Tenant newsletters
- Direct messaging.

4. Resident Responsibilities

4.1 Tenants are required to:

- Provide access to their homes to allow for inspections including the annual gas safety check, gas safety work and servicing
- Report gas faults immediately
- Avoid tampering with gas installations.

Their responsibilities are outlined in the Tenants Handbook and Tenancy Agreement.

4.2 Leaseholders are responsible for looking after gas appliances within their homes. Lambeth will communicate to leaseholders about 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.

Leaseholders must:

- Maintain their own appliances
- Ensure annual servicing is carried out in their home

- Comply with safety requirements.

If Lambeth becomes aware of a dangerous gas appliance within a leasehold property, the council may intervene and take appropriate action where necessary.

5.0 Legislation and other documents

- Gas Safety Procedure
- 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 – IGEN 11
- Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022
- HSE Approved Code of Practice L56 – Safety in the Installation and Use of Gas Systems and Appliances.
- Construction (Design and Management) Regulations 2015
- Gas Safety (Rights of Entry) Regulations 1996