

The Law

The Gas Safety (Installation and Use) Regulations 1998 place duties on gas consumers, installers, suppliers and landlords.

New Gas Safety Register

The scheme previously operated by CORGI was replaced on 1 April 2009 by the new **Gas Safe Register™** (operated by Capita). The Gas Safe Register is the **only** gas installer registration scheme approved by Health & Safety Executive (HSE) April under the above regulations.

All gas installers wanting to undertake domestic and certain other gas work in Great Britain from April must be registered with this scheme to lawfully carry out any work on gas fittings, which includes gas appliances. All installers employed by New Charter are registered.

Do-it-yourself work on gas appliances or fittings could be dangerous and is illegal.

- By law you must not use any gas appliance or fittings you know or suspect to be unsafe.
- Any gas appliance, whether owned by us or you, which we see is dangerous and a threat to life if used will be disconnected. Our gas engineers are compelled by the safety regulations and the Health & Safety Executive to disconnect such an appliance or fitting for your safety. Before using this appliance or fitting again, you must have it repaired by an installer who is on the Gas Safety Register™.
- By law, landlords are responsible for making sure that gas fittings and flues are maintained in good order, and their gas appliances and flues are checked for safety once in a period of 12 months. They must also keep a record of the safety checks for at least 2 years and issue it to existing tenants and any new tenants before they move in.

But If you own the appliance, you are responsible for its maintenance and safety checks.

As your landlord New Charter must get into your home once each year to do the legally required checks on the gas equipment in your home.

We service our homes at approximately the same month each year, and will always write in advance to advise you. If you wish to arrange an appointment or have any enquiries concerning gas servicing, please phone:

NEW CHARTER REPAIR CENTRE ON FREE PHONE: 0800 027 0828

If you need further advice about any gas safety issue mentioned in this leaflet you can ring the HSE Gas Safety Advice Line 0800 300 363 or www.hse.gov.uk

Gas Appliances: Get them checked. Keep them safe.

Advice from the Health & Safety Executive

The risks

Every year about 20 people die from carbon monoxide poisoning caused by gas appliances and flues which have not been properly installed or maintained. Many others also suffer ill health.

When gas does not burn properly, excess carbon monoxide is produced, which is poisonous. You can't see it. You can't taste it. You can't even smell it. But carbon monoxide can kill without warning in just a matter of hours.

You are particularly at risk when you are asleep because you cannot recognise the early symptoms of carbon monoxide poisoning. These include tiredness, drowsiness, headache, nausea, pains in the chest and stomach pains. These symptoms can mimic many common ailments and may easily be confused with flu or simple tiredness.

You are at risk of carbon monoxide poisoning if:

- your appliance was poorly installed;
- your appliance is not working properly;
- your appliance has not been checked for safety or maintained regularly;
- there is not enough fresh air in the room;
- your chimney or flue gets blocked up;
- you allow non-registered engineers to install or maintain your appliance(s).

There is a particular risk if you sleep in a room where an appliance that is not of the room-sealed type (eg a conventional gas fire) is left burning at night. Flue outlets for room-sealed appliances are commonly located on an external wall at a low level protected by a cage rather than at or above roof level.

The answers

- **NEVER** use a gas appliance if you think it is not working properly. Signs to look out for include yellow or orange flames (except for fuel-effect fires which display this colour flame), soot or stains around the appliance and pilot lights which frequently blow out.
- **NEVER** cover an appliance or block the convection air vents.
- **NEVER** block or obstruct any fixed ventilation grilles or air bricks.
- **NEVER** block or cover outside flues.
- **CAUTION:** Whenever draught exclusion, ceiling or extraction fans, are fitted to a room containing a gas appliance, the appliance should subsequently be checked for safety.