



St George Housing

GAS SAFETY POLICY

August 2023

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GAS SAFETY POLICY

1. INTRODUCTION

1.1 St George Housing (SGH) is committed to ensuring the safety and well-being of our residents. As part of this commitment, we have developed this Gas Safety Policy and Procedure to outline how we manage gas safety across our homes.

2. POLICY STATEMENT

2.1 At SGH, we recognise the importance of gas safety to protect our residents, staff, and visitors from the potential risks associated with gas-related incidents. Our policy is guided by the following principles:

2.2 **Compliance:** We will comply with all relevant gas safety legislation, regulations, and industry best practices to ensure the highest standards of gas safety are maintained.

2.3 **Regular Inspections:** We will conduct annual gas safety checks on all gas appliances and installations in our properties to identify and address potential issues promptly.

2.4 **Qualified Engineers:** All gas work will be carried out by qualified and Gas Safe registered engineers to ensure competency and adherence to safety guidelines.

2.5 **Resident Awareness:** We will actively promote gas safety awareness among our residents and provide them with information on how to recognize and report gas safety concerns.

2.6 **Continuous Improvement:** We will regularly review and update our gas safety procedures to incorporate the latest industry standards and best practices

3. LEGAL FRAMEWORK

3.1 This policy has taken into account the following legislation, regulation and codes of practice.

- Gas Safety (Installation and Use) Regulations 1998 (GSIUR).
- Health and Safety at Work Act 1974.
- Building Regulations
- Gas Safety (Installation and Use) (Amendment) Regulations 2018
- Gas Appliances (Safety) Regulations 1995

- Electrical Equipment (Safety) Regulations 2016
- Control of Substances Hazardous to Health (COSHH) Regulations 2002.

3.2 This policy complies with Regulator of Social Housing (RSH) Home and Consumer Standards

4. SCOPE AND OBJECTIVES

4.1 This policy applies to all properties managed and owned by SGH where gas appliances and installations are present.

4.2 The objective of this Gas Safety Policy is to establish a clear and comprehensive framework for SGH to manage gas safety effectively across all its residential properties. The policy aims to achieve the following:

4.3 **Safety Assurance:** The primary objective of the policy is to ensure the safety and well-being of SGH residents, staff, and visitors. By adhering to gas safety regulations, conducting regular inspections, and promptly addressing any identified issues, the policy aims to minimize the risk of gas-related incidents, such as leaks, carbon monoxide poisoning, and explosions.

4.4 **Legal Compliance:** The policy seeks to ensure SGH's compliance with all relevant gas safety legislation, regulations, and industry best practices. By doing so, the organization can fulfill its legal obligations as a landlord or property manager, mitigating potential legal risks and liabilities.

4.5 **Preventative Maintenance:** Conducting annual gas safety checks on all gas appliances and installations helps identify potential problems early on. By proactively addressing any defects or safety concerns, SGH can prevent minor issues from escalating into major hazards, thus reducing the risk of accidents and costly repairs.

4.6 **Resident Awareness and Education:** This policy aims to promote gas safety awareness among SGH residents. By providing information and guidance on recognizing and reporting gas safety concerns, residents can play an active role in maintaining a safe living environment for themselves and their neighbours.

4.7 **Professional Competency:** This policy emphasizes the use of qualified and Gas Safe registered engineers for all gas-related work. By engaging competent professionals, SGH ensures that gas installations, repairs, and inspections are carried out to the highest standards, enhancing overall safety and reliability.

4.8 **Continuous Improvement:** This policy sets the foundation for a culture of continuous improvement in gas safety management. Regular reviews and updates of the policy and procedures allow SGH to stay up-to-date with the latest industry standards and best practices, ensuring that gas safety measures remain effective and relevant over time.

4.9 **Transparency and Communication:** Through clear communication with residents about gas safety checks and inspection results, SGH aims to foster trust and transparency. Keeping residents informed of the process and outcomes enables them to understand the efforts made to maintain their safety

5. ANNUAL GAS SAFTY CHECKS

5.1 The annual gas safety check is a crucial aspect of our commitment to ensuring the safety and well-being of our residents at St George Housing (SGH). The procedure for conducting the annual gas safety check is as follows:

5.2 **Scheduling and Notification:** SGH will schedule the gas safety check for each property to occur once every 12 months. We will provide residents with advanced notification of the inspection date and time, aiming to accommodate their preferences while ensuring the timely completion of inspections.

5.3 **Qualified Gas Safe Engineers:** All gas safety checks will be carried out by qualified and Gas Safe registered engineers appointed by SGH. These competent professionals will be responsible for inspecting all gas appliances and installations within the property. All engineers will have identity badges so that they can identify themselves to residents.

5.4 **Access Arrangements:** SGH will make every effort to gain access to the property for the gas safety check. We understand the importance of respecting residents' privacy, and we will seek cooperation and understanding during this process. If access is denied, SGH will follow the appropriate legal procedures to gain entry, taking into consideration the resident's rights and individual circumstances. If SGH has to go to court to obtain a warrant to gain access, our costs will be recharged to the resident.

- 5.5 **Thorough Inspection Process:** The Gas Safe engineer will conduct a comprehensive inspection of all gas appliances, including boilers, heaters, ovens, and any other gas-operated equipment. Additionally, gas pipework and related installations will be examined to ensure compliance with safety standards and regulations.
- 5.6 **During the inspection:** the engineer will identify any defects or safety concerns related to the gas appliances or installations. Any issues found will be documented, and a plan for addressing them will be put in place promptly.
- 5.7 **Record Keeping:** SGH will maintain accurate and up-to-date records of all gas safety checks, including the inspection dates, details of the appointed engineer, and any remedial actions taken. These records will serve as essential documentation for compliance and safety management.
- 5.8 **Resident Communication:** Following the gas safety check, SGH will provide residents with a summary of the inspection results. If any remedial actions are required, we will communicate this to the resident and outline the steps we will take to resolve the identified issues.
- 5.9 **Prompt Remedial Actions:** In the event that any gas safety issues are discovered during the inspection, SGH will promptly arrange for qualified engineers to carry out the necessary repairs or replacements. Resident safety is our utmost priority, and we will ensure that all required actions are taken without delay.
- 5.10 **Feedback and Review:** SGH values resident feedback and input. We encourage residents to share their thoughts or concerns regarding the gas safety check process. Periodically, we will review our gas safety procedures to ensure they align with the latest industry standards and best practices, aiming for continuous improvement in gas safety management.

6. CARBON MONOXIDE ALARMS

- 6.1 As part of our commitment to the safety and well-being of our residents, (SGH) recognizes the crucial importance of supplying carbon monoxide (CO) alarms/detectors in all our properties. The requirement to install CO alarms/detectors is mandated by the Smoke and Carbon Monoxide Alarm (England) Regulations 2015.
- 6.2 These regulations were introduced to enhance the protection of tenants from the silent and potentially deadly threat of carbon monoxide poisoning. Carbon monoxide is a colourless, odourless, and tasteless gas produced by faulty or poorly maintained gas appliances, and it poses a significant health risk if undetected.

- 6.3 By supplying and installing CO alarms/detectors in our properties, we can ensure early detection of CO leaks, alerting residents to potential hazards and allowing them to take necessary actions to safeguard their lives and health. The provision of these life-saving devices is a fundamental duty, reinforcing our commitment to creating a safe living environment and preventing potential tragedies related to carbon monoxide exposure.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 In writing this policy we have carried out assessment to ensure that we are considering, equality, diversity and inclusion. Our assessments did not indicate that any group had been adversely impacted by our approach to allocations.
- 7.2 We have also carried out a privacy impact assessment as information regarding applicants is sensitive. However, responsible information sharing plays a key role in the letting of our homes. We follow information sharing protocols with local authorities and our partner where they in place.
- 7.3 To request copies of these assessments, please contact info@stgeorgehousing.co.uk.

8. RELATED INTERNAL POLICIES

- 8.1 Fire Risk Management Policy
8.2 Electrical Safety Policy
8.3 Legionella Policy
8.4 Asbestos Policy

9. CONSULTATION

- 9.1 This policy will be reviewed in consultation with residents, staff other key stakeholders.

10. REVIEW AND APPROVAL

- 10.1 This policy will be reviewed at least every two years or as required to take into account changes in legislation.

Responsible officer: Housing Manager

Policy Author: Director of Governance

Policy version: V1

Date of Board Approval: August 2023

Date the next review is due: August 2025