

Gas Safety-Landlords Responsibilities

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SGN

Your gas. Our network.

The aim of today's session

Raise awareness on:

- Your regulatory responsibilities as a Landlord
- The dangers of the 'Silent Killer'...Carbon Monoxide
- What you can do to look after your tenants safety
- SGN's commitments

Who or what is a landlord?

The Gas Safety (Installation and Use) Regulations 1998 defines a 'Landlord' as:

- **In England and Wales**
 - Where the relevant premises are occupied under a lease, the person.
 - For the time being entitled to the reversion expectant on that lease or who, apart from any statutory tenancy, would be entitled to possession of the premises.
 - Where the relevant premises are occupied under a licence, the licensor, save that where the licensor is himself a tenant in respect of those premises, it means the person referred to in the first bullet point.
- **In Scotland, the person for the time being entitled to the landlord's interest under a lease – 'lease' means:**
 - **A lease for a term of less than 7 years.**
 - **A tenancy for a periodic term.**
 - **Any statutory tenancy arising out of a lease or tenancy referred to in sub bullets above.**

Who or what is a landlord?

So this applies to a wide range of accommodations which are rented or let out including:

Residential properties provided for rent by:

- Local authorities
- Housing Associations
- Private Sector Landlords
- Housing co-operatives
- Hostels

Rooms Let in:

- Bed sit accommodation
- Private house holds
- Bed and Breakfast accommodation
- Hotels

Rented holiday accommodation such as:

- Chalets
- Cottages
- Flats
- Caravans
- Narrow boats on inland waterways

Landlord regulatory responsibilities – GS(I&U)R

- Annual Gas Safety Check of all gas appliances owned by the Landlord, i.e. intervals of not more than 12 months since previous check by a competent person.
- Recommended gas tightness test & visual examination of gas installation
 - (can be carried out the same time as the annual gas safety check).
- Provide your 'tenant' with a copy of a 'Gas Safety Record' (CP12).
 - This must be within 28 days of the check or for new tenants before they move in, alternatively for 'short lets', a copy of the Landlord's Gas Safety Record may be prominently displayed within the premises e.g. holiday homes. **You must retain your copy of the Gas Safety record for a minimum of two years.**
- Maintain appliance(s) in a safe condition and are suitably located (TB055).
- Carry out recommended 'remedial work' as necessary.

Landlord regulatory responsibilities – GS(I&U)R

Why were these Regulations put in place?

- To safeguard tenants from suffering due to faulty and poorly maintained gas appliances.
- Provide Landlords with guidance on how to comply with relevant legislation.

How do I know my gas engineer is competent?

All gas installation businesses, including self-employed gas installers, are required to be in membership of a 'class of persons' approved by the Health and Safety Executive (HSE).

Currently the only body with such approval is the Gas Safe Register.



Engineers carrying out work of gas appliances and associated pipework should be registered with Gas Safe Register and have the appropriate qualifications and experience to carry out the work .

How can your tenant check this?

All Gas Safe Registered engineers are issued with an ID card which you and/or your tenants should check.

Check the front of the card for:

- The photo
- The start and expiry date
- The licence number
- The security hologram

Check the back of the card to make sure:

- Your engineer is qualified to carry out the work you want done e.g. fires, boilers, warm air and that their qualifications are in date.

You can also check that your engineer is Gas Safe registered by calling the Gas Safe Register on 0800 408 5500 or by visiting www.gassaferegister.co.uk.

Reminder of Regulation 30

Regulation 30 of the Gas Safety (Installation & Use) Regulations require gas fires, other gas space heaters or water heaters above 14 kW (gross) input, located in a room used for sleeping accommodation, must be room sealed.

So what about rooms being used temporarily as sleeping accommodation, e.g. by the elderly/disabled?

A recent Technical Bulletin (TB055) issued by Gas Safe Register has declared that **'Legislation does not make any allowance for temporary use'**.

As such, as a Landlord you have a duty of care under section 3 of the HSWA to take reasonable practicable steps to ensure the safety of your tenants and therefore may consider the following action:

- Replace or remove the offending appliance
- Relocate the tenant to a more suitable accommodation

Carbon Monoxide (CO) – the “silent killer”

Will you wake up?



CARBON MONOXIDE CAN KILL!

Has your landlord got a gas safety certificate?

Find out more at HSE Gas Safety Advice Line: 0800 300 363 or on the web: www.hse.gov.uk/co



Carbon monoxide is a highly poisonous gas that has no taste, smell or colour and is produced by the incomplete burning of natural gas, Liquid Petroleum Gas (LPG) solid fuels such as coal, wood and oil due to the lack of a sufficient clean air supply.

Carbon Monoxide (CO) – the silent killer

Carbon Monoxide is a MIMIC – it's notorious for simulating other more common conditions.

Acute exposure can be mistaken for flu-like symptoms, viral infections, food poisoning or even just tiredness.

Other things to take into consideration are:

- Do the symptoms only occur when you are at the property?
- Do you feel better when you are out of the property?
- Is anyone in the property suffering from the same symptoms (including pets)?
- Did everyone get the symptoms at the same time?

If you are in any doubt have your gas appliances checked.

Symptomatic effects of CO



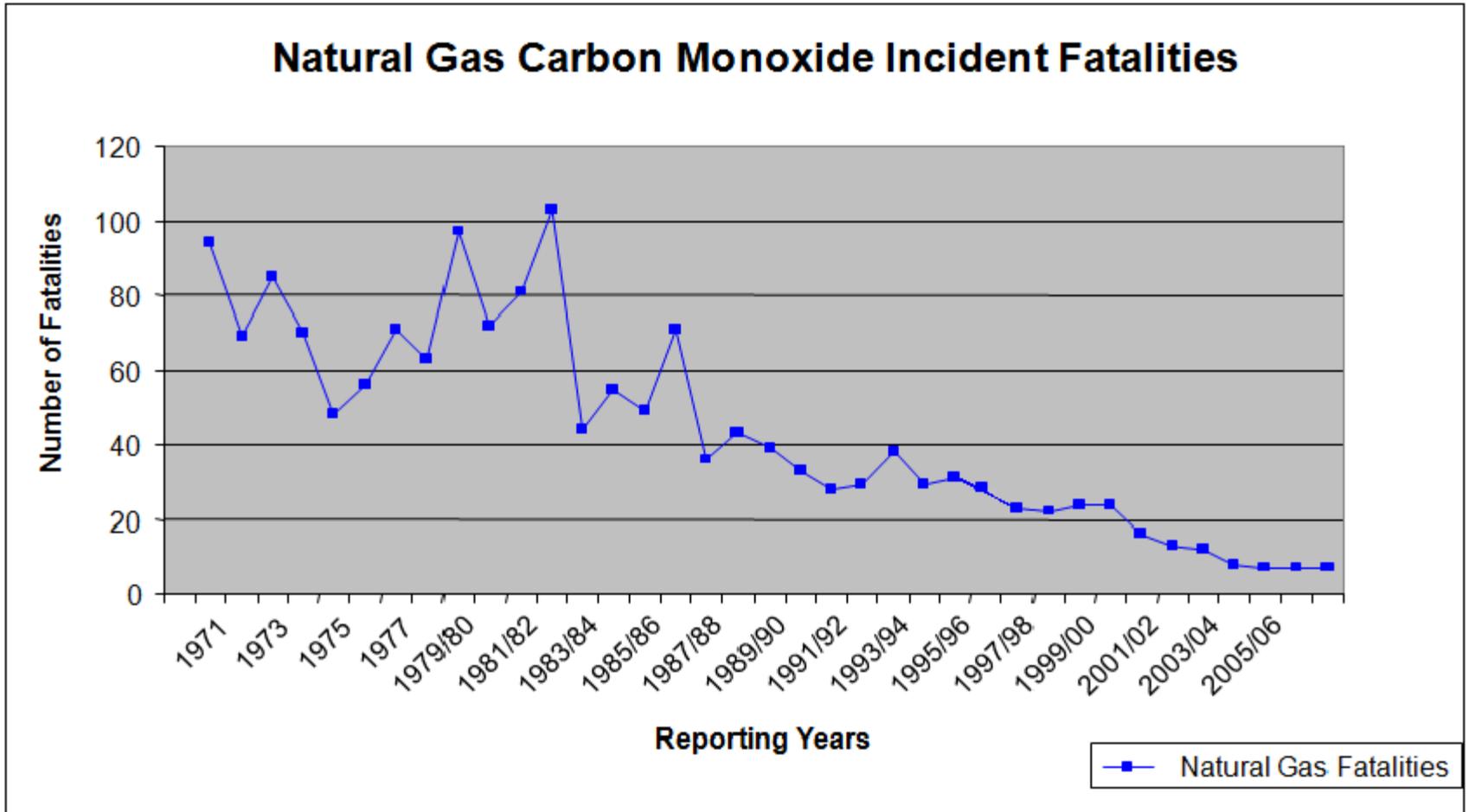
Symptoms & behaviour of CO

Volume CO	Time	Saturation of haemoglobin	Symptoms
0.01% - 100ppm	1.5 hours	4%	No symptoms
	Indefinite	15%	Tightness across forehead, yawning
0.03% - 300ppm	1.5 hours	10%	No symptoms
	4-5 hours	20%	Headache, slight dizziness, breathlessness
0.05% - 500ppm	1.5 hours	+20%	Headache, dizziness, breathless palpitations on exertion
	4-5 hours	40%	Palpitations on exertion, weak knees, impaired judgement, possible collapse
0.40%	<30 mins	60%	Coma, weakened heart and respiration

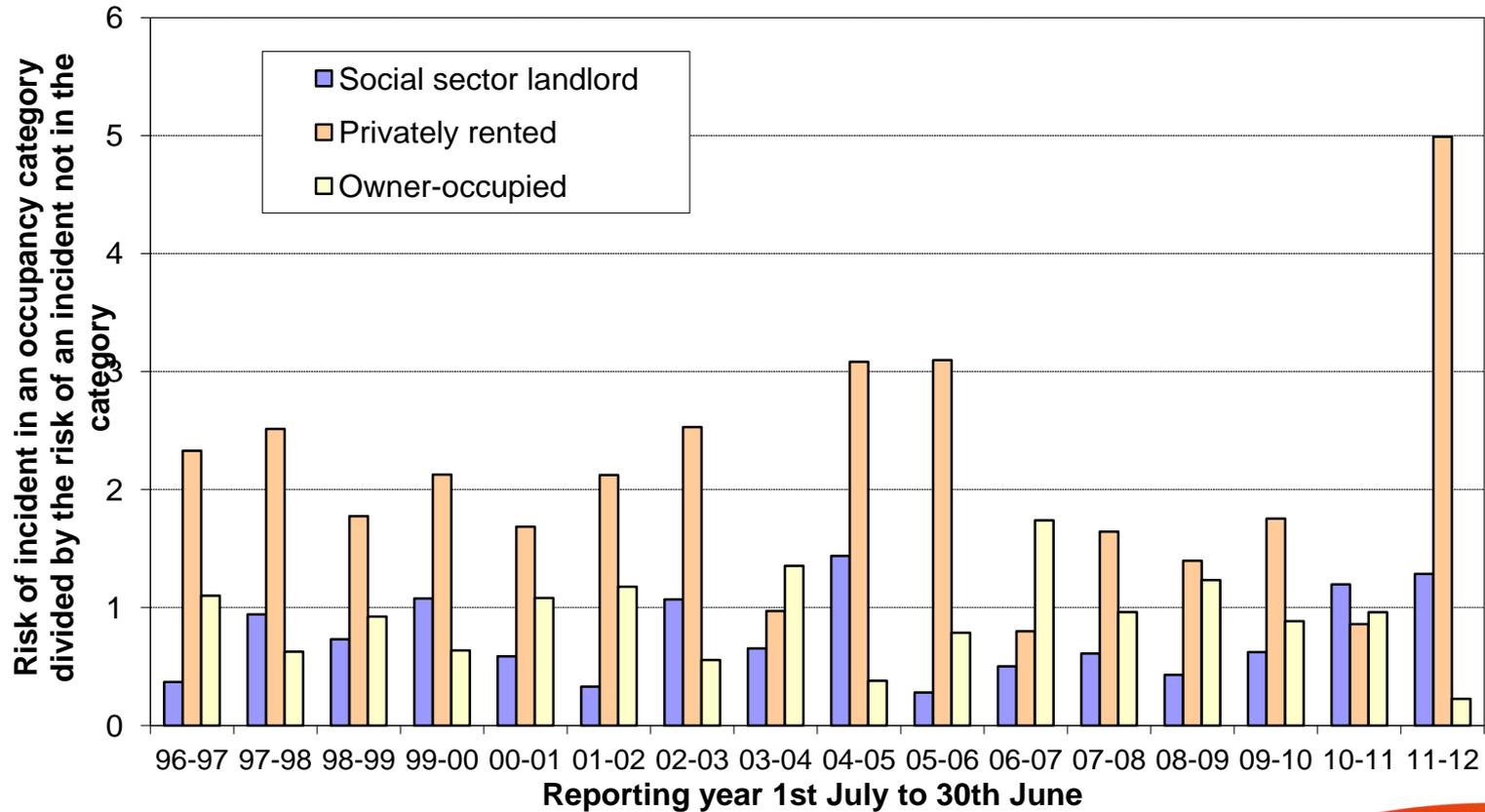
Total Number of CO accidental deaths by Fuel by Year 1996 - 2012

Fuel type	96	97	98	99	00	01	02	03	04	05	06	07	08	09	10	11	12	Total
Solid fuel	27	19	25	14	17	14	5	8	3	5	8	14	10	6	7	7	11	200
Mains Gas	32	22	18	24	14	16	7	11	9	14	12	9	11	16	4	12	2	234
LPG	8	8	6	6	10	5	7	7	6	4	7	4	3	6	5	5		97
Petrol	6	7	3	6	3	3	8	1	2	3	2	9	5	4	6	6	1	75
Oil		2										1		1	1			5
Paraffin				1	1				2				1					5
Unknown	1						4	4		3	4	2	1	3		4	1	27
Total	74	58	52	51	46	38	31	31	22	29	33	39	31	36	23	34	15	643

Natural Gas - CO fatalities 1971 - 2008



Risk of a CO incident – occupancy type



Prime causes of incidents

Incidents occur due to one or a combination of the following factors.

Lack of, or
poor
maintenance

Poor
flue/chimney
installations,
including
blockages

Combination
of poor flues
and adverse
weather
conditions

Lack of
ventilation

Competence
of the
installation/
servicing
engineer

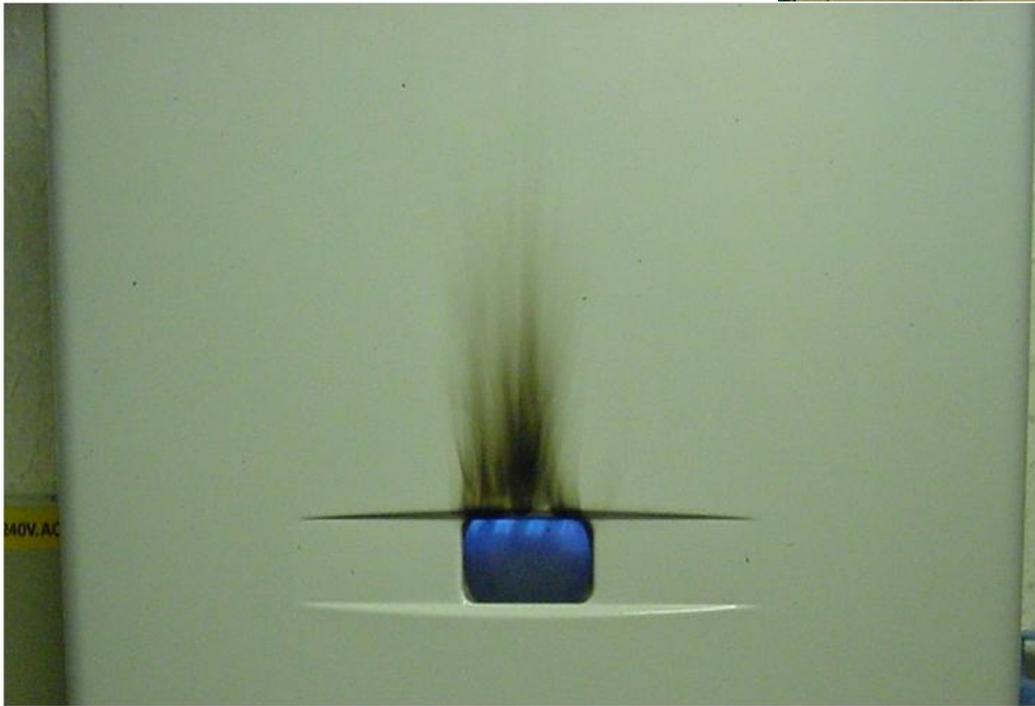
Look for the signs

- Staining on appliance casing
- Staining on surrounding walls/decoration
- Yellow floppy flames
- Soot Deposits
- Excess condensation in a room when an appliance is in operation
- General poor condition of appliances
- Open flue and flueless appliances in sleeping accommodation

Look for the signs...



Look for the signs...



Look for the signs...



Actions required if you suspect CO

If you are at a property and identify or suspect there are any issues with the appliances and/or you are made aware of an issue.

Carry out or advise the person present to:

- Turn off the gas at the meter, tank or cylinders
- Ventilate the premise
- Contact Gas Emergency Service (0800 111 999) or Gas Supplier in the case of LPG
- Have the gas appliances checked by a Gas Safe Registered Engineer
- If solid fuel or oil make contact with the relevant body...HETAS for solid fuel or OFTEC for oil

What else can you do to protect your tenants?

Install an audible Carbon Monoxide Alarm which complies with EN 50291.

It should also have the British Standards' Kitemark or another European approval organisation's mark on it.



Installation and maintenance of your CO alarm

Install the alarm to the manufacturers installation instruction and carry out any maintenance on the unit as described by the manufacturer.

This will include:

- Keep the alarm free of dust
- Test regularly as detail in instructions
- Never use cleaning solutions on your alarm. Simply wipe with a slightly damp cloth.
- Do not paint the alarm.
- Do not spray aerosols on or near the alarm.
- Do not use any solvent based products near the alarm.

Remember look after your CO Alarm and it will look after your tenants.



SGN's response to CO related calls...

- In 2013 SGN attended **14,633 reports of a CO detector alarming**
- 6757 in Scotland** and **7876 in Southern England**
- SGN operatives have Personal Atmosphere Monitors which activate when CO is present
- Reports or actual escapes of CO are responded to and made safe at no charge by the relevant Gas Transporter / Emergency Service Provider responsible for the network (Scotia Gas Networks in Scotland). Under the GT/ESP's respective license conditions, the arrangement of work other than making safe is the responsibility of the consumer and/or their gas supplier.



SGN's commitments to CO safety...

Our purpose is to keep our customers warm and secure by delivering gas safely, reliably and efficiently. We want to be the best in everything we do, so we aspire to eradicate natural gas related carbon monoxide poisoning and do all we can to raise awareness of this silent killer. This is why we never limit our work to our network areas, and always share our learning at national and international level. We are committed to:

International level - maintaining our position as the exemplary GDN and protect UK holiday makers abroad as there has been an alarming increase in the CO fatalities linked with barbecues, tents and campervans. We will strive to make the most of every opportunity to share our learning and best practice examples with the European Member States.



SGN's commitments to CO safety...cont'd

National level - leading at national committee and industry level, and champion collaboration with other GDNs and key stakeholder groups. A significant achievement to date has been the amendment to the Energy Bill which would require residential landlords to install CO alarms and MOT style safety gas and electric checks at change of ownership. Supporting Gas Safe in their on going campaigns.



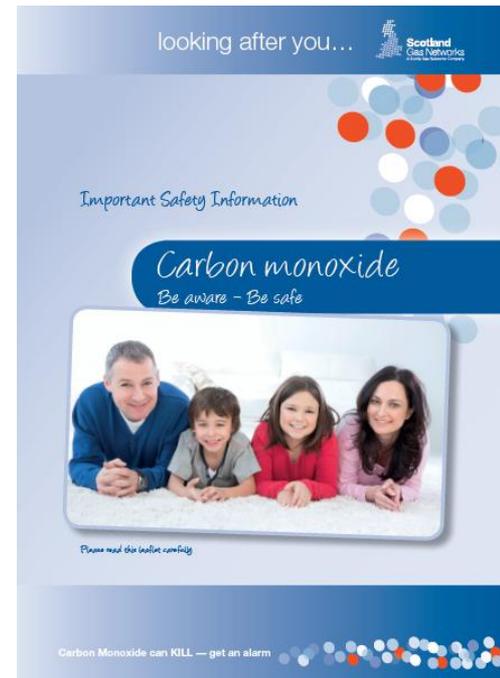
Local level - identifying opportunities to interact with our stakeholders and customers to raise awareness and understanding of the dangers of CO in order to achieve sustainable reductions in CO related incidents.



SGN Stakeholder engagement

As part of our commitments to increasing wider awareness of the dangers of CO SGN have engaged with external stakeholders and the wider community...

- Educating school children, youth groups and OAPS at The Risk Factory, Edinburgh
- Delivering safety messages to Tayside schoolchildren at Safe Taysiders
- Partnerships with other organisations such as Hazard Alley in Milton Keynes and Streetwise in Poole
- Continued partnership with Girl guiding and developed a resource for learners as part of the Active Response Badge and on line game for Brownies
- Utilising Face book and Twitter for customer awareness and feedback



Any questions?



Thank you.



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