

Questions about gas appliances

What are the risks with gas appliances?

Every year about 40 people in the UK die and over 250 are injured through carbon monoxide poisoning caused by gas appliances and flues that have not been properly installed or maintained.

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What is Carbon Monoxide?

Carbon monoxide fumes are invisible and have no taste or smell.

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What is the Gas Safe Register?

All gas checks and repairs must be performed by engineers, installers or gas plumbers who are on the GAS SAFE register.

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What if the inspection uncovers any faulty PHA equipment?

The gas engineer has the power to seal off any faulty equipment or even request that gas supplier cuts off the supply to the property.

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What are Penwith Housing Association's responsibilities?

The Gas Safety (Installation and Use) Regulations 1998 were introduced to protect tenant safety by placing certain duties on landlords to ensure that gas appliances, fittings and flues are safe to use. Under the terms of this legislation, Penwith Housing Association is responsible for safeguarding all gas appliances, gas piping and flues in each of its rental properties.

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What happens with tenant-owned gas appliances?

Gas fire servicing is not carried out by the association, we will inspect the flue linked to the fire only.

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What if the inspection uncovers any faulty tenant-owned equipment?

If the gas engineer identifies any problems with the tenant-owned equipment they will immediately disconnect the equipment to make the situation safe.

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What are my responsibilities as a tenant?

As tenant you are required to allow access to your property for a PHA appointed GAS SAFE registered engineer to perform the annual gas safety check as well as any necessary remedial work. You have a legal responsibility not to use appliances that you know or suspect to be unsafe.

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How does PHA ensure we fulfil our obligations?

PHA employs a GAS SAFE registered contractor to conduct the annual gas safety checks. Once the service becomes due, the contractor will contact you to arrange for an engineer to call. If they are unable to gain access, a calling card will be left and you will be contacted and advised of a new appointment by letter or telephone.

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What do I do if I smell gas?

Leaking gas can cause an explosion. If you smell gas or suspect a gas leak do the following:

- report it immediately to the National Gas Emergency Service (Freephone 0800 111 999)
- turn off the gas supply at the main gas meter
- open the doors and windows
- do not switch anything electrical on or off, including the lights
- do not smoke, strike matches or light candles.

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Are there any obvious signs that a gas appliance may be dangerous?

Your gas appliance may be unsafe if you notice any of the following signs:

- a yellow or orange flame instead of a blue one
- a pilot light which keeps blowing out
- any part of the appliance has turned black or brown, or shows signs of scorching
- signs of soot, a sooty or musty smell
- increased condensation on windows

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What should I do if I suspect a gas appliance is dangerous?

If you suspect a gas appliance is dangerous you should do the following:

- do not use any appliance if you think it may be unsafe
- open doors and windows to ventilate the room. Do not sleep in it
- report the problem to PHA immediately. Confirm it in writing, and keep a copy. PHA will have the appliance checked and repaired by an engineer registered with GAS SAFE

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Should I arrange any repairs myself?

Unless the equipment is something that you own it is up to PHA to repair faulty gas appliances. If in doubt always ask PHA to deal with the problem first.

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What should I do if I want to install my own gas appliance?

Do remember that if you are currently installing your own gas appliance, or thinking of doing so, please write to your Neighbourhood Housing Officer to request permission. In the majority of cases, permission is given.

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