

# Gas Safety Policy Statement

(September 2020)



Your Homes Newcastle (YHN) recognises its responsibility under the Gas Safety (Installation and Use) Regulations 1998. As a responsible landlord, we have a duty under this regulation to install, service, maintain or repair gas appliances and other gas fittings.

This policy statement supports our Health and Safety Policy and sets out our approach to meet our requirements under the GSIUR. It has been written for all YHN staff, board members, volunteers and contractors who are carrying out services on behalf of YHN, including consultancy and agency staff.

We are strongly committed to fairness and making sure that everyone has the same opportunities to achieve the same, or similar, outcomes. This policy statement meets the requirements set out by the Equality Act 2010 and aims to prevent unlawful discrimination on the grounds of disability, race, gender, age, sexual orientation, religion and beliefs, pregnancy and maternity, gender reassignment, marriage and civil partnerships. It has been written and approved in-line with YHN's Policy & Strategy Development Framework and supports our strategic objective of amazing places where people are proud to live.

## Our Commitments

Gas is a convenient, efficient and effective fuel for hot water and heating, cooking and other uses. However, there are some health and safety issues in using gas, including risks of carbon monoxide poisoning and gas escapes. Each year around 20 people die through carbon monoxide poisoning in the United Kingdom. This policy statement is designed to ensure that we do all we can to avoid, minimise and manage risks to people living in the properties we manage.

This statement explains our commitment to our customers around gas safety, and what our responsibilities are. It also explains what processes we have in place and how we manage risk. The statement is supported by more detailed guidance and procedures for our staff and for our repair's contractor.

To meet this commitment YHN will:

- Ensure that gas appliances and fittings we provide are properly maintained so that they remain in a safe, effective and efficient condition
- Ensure that we meet all our statutory and regulatory obligations around gas safety and maintenance
- Maintain the quality and good condition of gas appliances and fittings in properties we manage

- Ensure that an annual gas safety check and servicing is carried out on all gas appliances and fittings we are responsible for maintaining
- Ensure a record of each check safety check is kept and provide the customer with a copy
- Promote the safe use of gas appliances by providing tenants with good advice and information.
- Put in place quality assurance and performance management arrangements to ensure that we are delivering excellent services to our customers
- Ensure that we recognise and meet the differing needs of a diverse range of tenants

Current version:	0.1		
Date published:	September 2020		
Date of next review:	September 2021		
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Approved by:	CMT	Date:	February 2020