



Gas Safety and Servicing Information for DBC Leaseholders

You have a responsibility to maintain your own gas boiler and any other appliances in your home. If you rent out your leasehold flat (and become a private landlord), by law you must Landlord's Gas Safety certificate every year. This is proof that you have had a gas safety inspection carried out and that all gas appliances in the property are safe. A gas safety inspection is required whenever a new tenant moves in.

Dacorum Borough Council owns the freehold of your building, so there may be a mix of leaseholders, Council tenants and private tenants in your block. The Council has a responsibility to ensure the health and safety of people who live in council housing in Dacorum, in addition to people who live around, work in or visit their homes.

Failing to carry out boiler servicing, gas safety inspections and keep gas appliances in good condition can cause fire, explosion or carbon monoxide poisoning.

What is a gas safety check?

- Your gas meter and all visible gas pipe work will be inspected for safety
- Your whole house gas supply will be checked for leaks via a pressure test
- Your gas appliances are checked to make sure they are on the right setting and operating correctly
- Visible sections of flues and terminations are checked to ensure all flue gases are being removed safely to the outside air.
- Ventilation routes are clear and working properly
- All appliances will be visually inspected for any signs of failure or poor combustion
- Safety record detailing the inspection activity will be sent to your property within seven working days

What is a gas service?

Whilst a gas safety check assesses the basic safety of a gas appliance, a service will consist of:

- A comprehensive service and inspection of a gas appliance (In accordance with manufacturer's instructions).
- The engineer will assess the physical condition of the appliance, installation pipe work, air vents and any flues for deterioration.
- They will carry out recognised performance tests and advise on any remedial action that may be required.
- A safety record detailing the inspection/service activity sent to your property within seven working days.