

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - COMMUNITY 5 JUNE 2007

GAS POLICY FOR COUNCIL HOUSING

1. PURPOSE OF THE REPORT

- 1.1 To seek Members' support for the new policy and procedure for dealing with the servicing and repairs to gas appliances and associated pipework within the Council's housing stock.

2. BACKGROUND

- 2.1 The Gas Safety (Installation and Use) Regulations 1998 set out a number of specific obligations that all landlords must comply with. Part of these regulations state that every gas appliance that falls within the responsibility of the Council must be checked every twelve months. The regulations also place additional duties on landlords to ensure all gas appliances are installed, maintained and used safely.
- 2.2 Any gas appliance or associated pipework is potentially a hazard and every effort must be made to ensure the safety of tenants and their families, other occupiers, staff and other visitors.
- 2.3 This policy not only covers how the Council will service its own appliances but also how it will deal with checks when properties become empty, when customers are put into temporary accommodation and how contractors are selected. It clearly establishes levels of responsibility for the management of the process.

3. FINANCIAL IMPLICATIONS

- 3.1 It is not anticipated that this policy will have any additional financial resource implications.

4. RECOMMENDED

- 4.1 Scrutiny Committee - Community supports the new Gas Policy for Council Housing.

HEAD OF HOUSING SERVICES

S:PA/LP/ Committee/607SCC5
27.4.07

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

Gas Safety Regulations (Installation and Use) 1998