

## **Gas and Boiler Safety**

Every year around 30 people die in the UK and many more become ill, from carbon monoxide poisoning caused by gas appliances and flues which have not been correctly installed, maintained or serviced. Unsafe appliances or gas leaks can also lead to fires and explosions, causing injury and loss of life.

The association has a duty to tenants, visitors and the general public in respect of the maintenance and annual servicing of gas boilers. The association also has a duty when undertaking safety checks on the gas supply system to ensure that the tenant's own appliances, such as cookers and fires, do not constitute a safety hazard.

It is essential that Tenants allow access for servicing their gas appliances as poor servicing and maintenance can produce Carbon Monoxide (CO) which is a colourless, odourless, tasteless, poisonous gas produced by incomplete burning of carbon-based fuels, including gas, oil, wood and coal. Carbon-based fuels are safe to use. It is only when the fuel does not burn properly that excess Carbon Monoxide (CO) is produced, which is poisonous. When Carbon Monoxide (CO) enters the body, it prevents the blood from bringing oxygen to cells, tissues, and organs.

**You can't see it, taste it or smell it but Carbon Monoxide can kill quickly without warning.**

MHA fit high efficiency boilers which can save costs on energy bills, but like all appliances to do this they require regular servicing and maintenance. MHA's Heating Services Department informs the tenant by an appointment letter and offers the opportunity for the tenant to contact them to rearrange the appointment if they are unavailable. It is essential for the gas appliance to be serviced, and MHA are prepared to take court action against tenants that do not allow access for this to be carried out.

**Please Note: You will incur charges if an appointment is made and not kept.**