

## Gas Safety and Carbon Monoxide Detectors

Operators of all domestic, residential and sleeping accommodation have a responsibility for ensuring that gas appliances and flues in the premises are safely maintained and checked.

All safety checks must be carried out by a Gas Safe registered engineer.

The general product safety regulations apply if you provide self-catering accommodation. The essential requirements are to ensure that you supply only safe products to your guests, and to ensure that a product remains safe throughout its period of use.

### Gas Safety Installing and Maintaining Gas Appliances

Each year there are fatalities from carbon monoxide poisoning caused by poorly installed or badly maintained gas appliances and flues as well as complaints from guests about the safety of gas appliances provided in their accommodation premises. The Gas Safety (Installation and Use) Regulations 1998 are there to protect you and your guests.

They supplement any responsibilities you may have under the Health and Safety at Work, etc Act 1974 and the Management of Health and Safety at Work Regulations 1999.

The CORGI registration scheme for gas engineers ended on 1 April 2009 and has been replaced by the Gas Safe registration scheme. It is illegal for any engineer to undertake work under the Gas Safety (Installation and Use) Regulations 1998 unless they are Gas Safe registered.

### What do the Gas Safety Regulations cover?

- The regulations specifically deal with the installation, maintenance and use of gas appliances and fittings and flues in domestic, residential and commercial premises
- The regulations place duties on a wide range of people, including gas suppliers and those installing and working on gas equipment
- The regulations include extensive duties on accommodation providers for ensuring appliances and flues in the premises they let are safely maintained and checked

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## What types of premises are affected?

The premises affected include all domestic, residential and sleeping accommodation. This includes:

- self-catering properties
- hotels
- hostels
- guesthouses
- bed and breakfasts
- permanently sited caravans
- touring caravans and inland waterway boats hired out in the course of business
- privately owned inland waterway boats used privately for domestic or residential purposes
- commercial installations generally



## What do you need to do?

**As an accommodation provider you are required to:**

- ensure all gas fittings and flues are maintained in a safe condition
- ensure an annual safety check is carried out on each gas appliance/flue by a Gas Safe registered engineer (see registration schemes for gas engineers above for more details)
- keep a written record of the inspection for two years, containing information such as the following:
  - the date of check
  - location and details of the appliance/flue
  - any defects found and action taken
  - confirmation that the check was made in accordance with the Regulations
- issue a copy of the record to any person staying for more than 28 days, or if the premises is let for 28 days or less, display a copy of the record prominently in the premises

**As an employer you are required to:**

You have a duty to ensure that gas appliances under your control are 'maintained in a safe condition so as to prevent injury to any person'. This includes staff or people that you contract to work on your premises (e.g. cleaners).

### Install carbon monoxide detectors

While there is no legal requirement to install a carbon monoxide detector, their use is now a requirement of the VisitEngland accommodation grading scheme and is considered best practice for properties which have a gas supply.



Source: [www.visitbritain.com](http://www.visitbritain.com) Jan 2016

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