

Issue 1 26/02/07	 A1 Housing	Approved by Director Technical & Housing
	Procedure 37 Hazards of Sleeping in Room with Gas Appliance Installed	

1.0 Purpose

- 1.1 To ensure that health and safety issues relating to the hazards of customers sleeping in rooms with gas appliances are addressed and appropriate action taken.

2.0 Responsibility

- 2.1 The Contracts Manager is responsible for the application and monitoring of this procedure.

3.0 Procedure

- 3.1 Should any A1 Housing employee when visiting a property during normal working hours identify that the customer is sleeping in the same room as an open flue gas appliance (whether this is due to medical reasons or not) they **must immediately contact A1 Housing's Contracts Manager (01909 534436) and provide details including tenant name, address and contact details.**

- 3.2 The Contracts Manager will arrange for a Gas Engineer to call within 2 hours of initial contact to assess the situation.

- 3.3 The Gas Engineer will carry out a full gas safety check and assessment.

- 3.4 Dependent on the check and assessment a decision will be made to either

1. Replace/remove the appliance(s)
2. Provide the tenants with carbon monoxide detectors to BS 50291 or (BS 7860 kite marked)
3. Increasing the frequency of planned routine maintenance of the appliance(s)
4. Re-house the tenant into other suitable accommodation

Note: All above in-line with CORGI recommendations and Essential Gas Safety, Domestic Fourth Edition 2006, CORGI, Bedroom/bedsitting rooms, page 350)

- 3.5 Should any A1 Housing employee when visiting a property out of hours identify that the customer is sleeping in the same room as the open flue gas appliance then they **must immediately contact the out of hours duty officer and arrange for a gas engineer to call within 2 hours.**

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- 3.6 Dependant on what the Gas Engineer finds one of the following actions will be taken:
1. Turn off the appliance issue a warning notice and provide alternative form of heating and report back to the Contracts Manager
 2. Report back to the Contracts Manager
- 3.7 The Contracts Manager shall provide and present a quarterly report to Directorate Management Team.