

**HOMES POLICY DEVELOPMENT GROUP
11 SEPTEMBER 2018**

REVIEW OF BUILDING SERVICES GAS SAFETY POLICY

Cabinet Member: Cllr Ray Stanley
Responsible Officer: Mark Baglow, Group Manager Building Services

Reason for Report: To advise members of the revised Gas Safety Policy

RECOMMENDATION(S): That Cabinet adopts the revised Gas Safety Policy

Relationship to Corporate Plan: The Gas Safety Policy is fundamental to delivering the statutory landlords duty as identified within the requirements of the Gas Safety (Installation and Use) (Amendment) Regulations 2018.

Financial Implications: The financial implications will be contained within the Housing Revenue Account. It is important to prioritise financial management of this account to ensure the all available funds are used to the best effect.

Legal Implications: It will be necessary to ensure that the Gas Safety Policy addresses all the legal obligations the Council has as a Landlord for the housing estate.

Risk Assessment: The management of circa 3000 homes for some of our most vulnerable tenants contains many risks. These risks are managed at a service level.

1.0 Introduction

1.1 MDDC is landlord to circa 2200 domestic properties [on-gas grid] and must deliver the statutory requirements as identified within the Gas Safety (User & Installer) Regulations 1998 (GSUIR).

1.2 To deliver this requirement the council employs a gas servicing contractor.

1.3 To ensure the safe and continued operation of gas appliances the existing 3 Star contract provides for all repairs and maintenance, including a reactive service that operates 24/7.

1.4 The main aim of this review is to reflect changes to industry standards and within the 3 Star contract which has been reassigned since the previous policy was issued.

1.5 The previous concerns of the Scrutiny Committee have been taken into consideration and hopefully will be alleviated with the contents of this policy review

2.0 Proposed Changes to the Policy

- 2.1 If accepted, the proposal is for the policy to be published for officer use and tenant reference.
- 2.2 This policy has been better aligned with the Recharges policy.
- 2.3 In April 2018 there was a significant amendment to the GSUIR (Regulation 36). This change relates to the requirement for an inspection to be completed within 12 months of the previous visit. These changes are included in full as Appendix 2 within the policy document.
- 2.4 Adoption of [GSUIR] 36A will have beneficial outcomes with regard to the continued maintenance of compliance and have a positive impact on the cost to deliver this requirement.
- 2.5 Regulation 36A is also referred to as the MOT style of servicing. As with a car MOT, a level of flexibility has been introduced to the timing of the service and retention of the LGSR renewal date.
- 2.6 Landlords may now inspect and reissue the LGSR up to 2 month before the current certificate expiry date. Rather than start the access process at 11 months, MDDC can start the process of requesting access at the 10 month point. Provided access is gained and a new certificate issued within those 2 months, the original expiry date can be retained.
- 3.0 **Tenant Consultation**
- 3.1 The Housing 'Tenants Together' group have been consulted on this policy and their comments taken into consideration.
- 4.0 **Implementation of the Gas Safety policy**
- 4.1 Implementation of this policy will be supported by action from both housing repairs and housing tenancy teams.
- 5.0 **Financial Context**
- 5.1 To deliver the landlord requirement under the existing policy requires MDDC to begin access, servicing and inspection earlier than actually required. Adoption of GSUIR 36A would reduce the cost to the council.
- 5.2 The existing contract agreement allows for these changes to be made without any financial liability even though the outcome is to reduce their income
- 5.3 Clarification of this policy and strict adherence to it should contribute to further improvement of the existing high levels of gas safety within council properties without additional resource implications.

Contact for more Information:

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