



Homes & Enterprise

Supporting BME Communities
and Multi-Cultural Neighbourhoods

Home Safety



How to make sure that your home remains safe to live in

Gas safety

As a landlord we have a legal responsibility to ensure that all gas appliances, fittings and flues within Unity’s homes are safe and properly looked after - this includes central heating boilers and gas fires.

To do this we must conduct annual gas servicing checks on all of our properties.

Your responsibilities

You must allow Unity access to your home to complete your annual gas safety check. This work is essential for your own safety and cannot be completed without access to your home.

If you do not allow access then you will be in breach of your tenancy agreement which can lead to us taking legal action, and could result in you losing your home. If your property does not have a gas service check you may also have your gas capped off.

You must never attempt to do any gas related work or repairs yourself. Doing so could be life threatening for you and your neighbours.

If you want to install your own gas appliances, such as a cooker, you need to use a Gas Safe registered engineer and you’ll need to show us a Gas Safety Certificate. For any other gas appliances you’ll need to get our permission first.

Gas safety tips

- Don’t use any gas appliances that you think

may be broken or faulty

- Never cover a gas appliance, such as a boiler
- Make sure you know how to turn off the gas supply in the event of an emergency
- Do not block or cover outside flues
- Fit a carbon monoxide detector within your property

What to do if you smell gas or suspect carbon monoxide?

Every year there are around 40 deaths from accidental carbon monoxide poisoning in the UK. If you smell gas, or suspect there is a gas leak, you should:

- Stop using all appliances, switch them off, and open doors and windows to ventilate the property
- Evacuate the property immediately
- Call the gas emergency number on **0800 111 999** to report the incident
- Don't go back into the property – wait for advice from the emergency services
- Seek immediate medical help – you may not realise you've been affected by the carbon monoxide, and going outside into fresh air won't treat any exposure by itself

Electrical safety

Unity places a high priority on the safety of our tenants. Unity Housing Association undertakes regular tests on electronic installations in your home to ensure that the property is safe to live in.

All of our properties are periodically tested. You will receive a letter from Unity informing you of the testing, followed by a letter from the contractor to arrange an appointment date.

Your responsibilities

You must allow Unity access to your home to complete your electrical safety test.

The test will take approximately half a day to complete. The contractor will require someone over the age of 18 to be in the property to allow access. The contractors will require unrestricted access to all areas of your home to test electrical circuits such as meters, sockets, switches and lights.

Failure to provide access may result in further action being taken against your tenancy and we may have to disconnect the electric supply to your home.

Electrical safety tips

- Buy electrical appliances and chargers from a reputable source and always check for a safety mark
- Check your sockets for burn marks regularly. These will be checked on your safety test, but if you have concerns at any time then contact us.
- Don't overload sockets or extension leads. They will have a power limit so be careful and try to keep to one plug per socket.
- Switch off appliances at the switch when not in use - unless they are designed to be left on (e.g. fridge freezer)

Legionella

What is 'legionnaire's disease'?

Legionnaires' disease is a lung infection you can catch by inhaling droplets of water that is contaminated by the legionella bacteria. It's uncommon but can be serious so it is important to be aware.

Where can it be found?

It is common in natural water sources such as ponds and lakes. It may contaminate and grow in water systems such as hot and cold water systems.

What can you do to reduce the risk?

The best way to avoid legionella is by maintaining good water hygiene in your home, such as:

- Run your taps and flush the toilet cistern if you have been out of the property for a number of days
- Clean your shower head regularly to prevent a build up of bacteria
- Keep water temperatures above 40 degrees at all times
- Make sure you use water collected in water butts or drain regularly

Problems understanding?

If you need any of our information translating or if you need an interpreter, please contact us. We can also provide this information in large print or on CD if you need us to.

Fire safety

Fires in the home are a main cause of deaths which is why it is important to know what to do if a fire does break out in your home and what action you can take to prevent fires.

Smoke alarms are fitted in your home. We know that smoke alarms save lives. You should test the alarm each week to make sure it is working properly. It is your responsibility to replace back up batteries in smoke alarms.

For more information regarding fire safety, read our 'Fire Safety' leaflet. The leaflet includes practical tips on how to reduce the risk of fire in your home. You can find it on our website or ask for a copy from a member of staff.

We would encourage all residents to arrange a free Home Fire Safety Check. This is a check that is carried out by the Fire Brigade. To arrange a check, contact the West Yorkshire and Rescue Services.

Book online: www.westyorkshirefire.gov.uk

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