



# CARBON MONOXIDE for Landlords and Tenants

# What is Carbon Monoxide?

## CO Poisoning Each Year

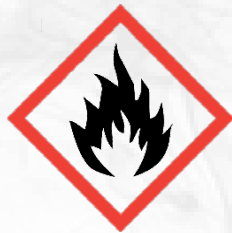
**4,000 people in A&E**

**200 people hospitalised**

**40 deaths in England and Wales**

CO results from an incomplete combustion  
(when not enough air is in the room)

It can be caused by a number of combustibles:



**Wood**



**Coal**



**Butane, Propane &  
Natural Gas**



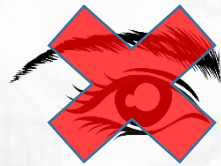
**Oil &  
Fuel Oil**



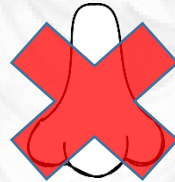
**Petrol**

# The Symptoms of CO poisoning

Carbon Monoxide is called the **silent killer**



**Invisible**

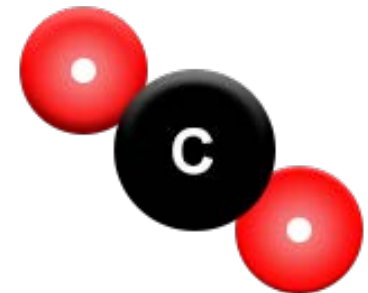


**Odourless**



**Tasteless**

It fixes onto haemoglobin, the protein that carries oxygen in blood. The CO then replaces oxygen in the blood. Poisoning happens in just a few minutes.



# The Symptoms of CO poisoning

**Severe Poisoning:** requires urgent emergency service intervention



Headaches



Nausea



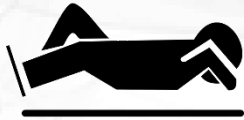
Dizziness



Breathlessness



Collapse



Loss of  
Consciousness



Death

**Chronic Poisoning:**  
harder to detect



Headaches



Nausea



Mental Confusion

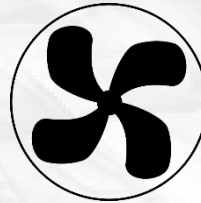


Cardiac and  
Respiratory  
Disorders

# Causes of a CO leak



**Blocked** flues and chimneys



No **ventilation** in the room where the device is set up



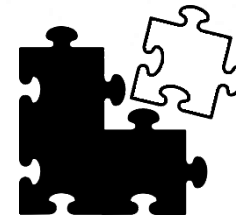
Defective **maintenance** of heating and hot water production devices as well as inserts, pans, gas stoves, space heaters...



**Old** devices



**Bad use** of devices (e.g. space heaters continuously used)



**Incompatibility** of different installations within the same house

# Responsibilities of the...



**Landlord**



**Tenants**

# Responsibilities of the landlord



## 1. Maintenance

Ensure the safety of all pipework, appliances and flues.

Regularly check gas appliances in accordance with their instructions or at least once a year.

## 2. Safety Checks

Make sure each gas appliance is checked by a **Gas Safe Registered Engineer** at least once a year.

Before a new lease, make sure this check has been carried out within the previous 12 months.

## 3. Check Record

Provide your tenants with a copy of the safety check within 28 days of its completion, as well as to any new tenants.

# Responsibilities of the landlord



## 4. Vacating and New Tenants

Ensure the safety of gas fitting and appliances once your tenants have left and have your installation pipework inspected before re-letting.

You are not responsible for the maintenance of your tenants' own gas appliances, only for the gas pipework.

Make sure your new tenants know how to properly use the gas appliances and provide them with the instructions. Your tenants must be informed of how to turn off the gas and what to do in case of an emergency.

### **NEW LAW 2015:**

A smoke alarm must be installed on every floor of your property and a carbon monoxide alarm in high risk rooms (those containing a solid fuel-burning combustion appliance). The alarms must be tested at the beginning of a new lease. If you do not adhere to these laws you could face a fine of up to **£5,000**.





# Responsibilities of the tenants

## 1. Check your Landlord

Make sure your landlord is complying with new laws and regulations – if not they could receive a fine of up to £5,000.

## 3. What about your own appliances?

Your landlord is not responsible for your own appliances, only for the maintenance of the gas pipes, chimney or flues that serves them.

## 2. Emergency Cases

Make sure you know what to do in case of an emergency. Your landlord is responsible for showing you how to turn off the gas when you move in.

## 4. What if your landlord is not complying?

If your landlord does not provide a copy of the safety record, you have the right to complain to the HSE (Health and Safety Executive) who may prosecute your landlord.

### **NEW LAW 2015:**

It is your responsibility to check that the smoke and carbon monoxide alarms in your property are working properly by carrying out regular tests.

# What to do in case of a poisoning?

In case of a **leak** detection:

1. Immediately evacuate the room
2. Call emergency services
3. Do not go back until the room has been checked by professionals

When **severely** poisoned:

- Transported to the hospital and put under oxygenation
- For the most severe cases: placed under a hyperbaric chamber
- Medical tracking for at least a year
- For severe cases: possibility of suffering from chronic migraines, neurological troubles and more

## Find out more: useful links

- Gov.uk: Carbon monoxide poisoning: recognise the symptoms and tackle the cause  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/260211/Carbon\\_Monoxide\\_Letter\\_2013\\_FinalforPub.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/260211/Carbon_Monoxide_Letter_2013_FinalforPub.pdf)
- Gov.uk: The Smoke and Carbon Monoxide Alarm (England) Regulations 2015  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/464717/150929\\_SC\\_Explan\\_book\\_A\\_LandlordsTenants\\_REVISED.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/464717/150929_SC_Explan_book_A_LandlordsTenants_REVISED.pdf)
- NHS: Carbon monoxide poisoning  
<http://www.nhs.uk/conditions/carbon-monoxide-poisoning/Pages/Introduction.aspx>

If you have a general landlord insurance enquiry or need more advice call us on **0800 515 381**

Or visit us at: <http://www.propertyquotedirect.co.uk>