

Carbon Monoxide (CO) Safety Policy

1. Summary

- 1.1. SHAL has a responsibility to take all steps to prevent the risk of causing serious illness or Death through Carbon Monoxide poisoning, to its Tenants, Staff, Contractors or Visitors to its properties and Offices.
- 1.2. In order to ensure that tenants are safe throughout their tenancy, SHAL will install mains wired CO detectors to its properties where there is a Gas, Oil or Solid Fuel Appliance
- 1.3. SHAL will ensure that it has an effective programme of safety servicing all of its Gas, Oil and Solid Fuel Appliances, to meet its statutory responsibilities and prevent tenant’s exposure to Carbon Monoxide.
- 1.4. As part of its servicing programmes, SHAL’s contractors will record on the Safety Certificate the presence and condition of CO detectors, this information is recorded on SHAL’s Housing System
- 1.5. This information is used to form a programme of CO installations to ensure that SHAL has CO Detectors installed in all of its Homes and Offices, that has a Gas, Oil or Solid Fuel Appliance.
- 1.6. The CO Detectors are hardwired with a battery back up, and have a 10 year lifecycle. The alarms are tested and checked every year when a Gas, Solid Fuel or Oil Service is carried out, and when an Electrical Safety Test is carried out
- 1.7. It is SHAL’s Policy to no longer replace Oil and Solid Fuel Systems when they are beyond economic repair. SHAL will install Air Source heat Pumps, or Quantum Electric Systems which will negate the need of CO Detectors to these properties and eliminate the risk of CO poisoning.

2. Objectives

- 2.1. The objective of this policy is to ensure that no individual, family or visitor to the homes for which SHAL is responsible will fall ill or die from exposure to Carbon

Current version	Date agreed/reviewed	Review due	Owner	Pages
1.0	2024-06	2025-06	MM	Page 1 of 4

Crypton House, Bristol Road, Bridgwater, TA6 4SY – Online: www.shal.org – Email: information@shal.org – Tel: 01278 444344
 SHAL is registered in England and Wales as a Community Benefit Society and an exempt charity (number 27772R).

Monoxide Gas, from a Gas, Oil or Solid Fuel Appliance installed in its properties, including SHAL's offices.

3. Details

- 3.1. SHAL has a formal programme in place to install CO Detectors to all of its Homes and Offices where a Gas, Oil or Solid Fuel appliance is Installed.
- 3.2. SHAL will inspect and Test all CO Detectors through its annual Gas, Oil and Solid Fuel servicing programmes.

4. Outcomes

- 4.1. The performance with regard to the SHAL's CO Detectors Installation and Testing will be monitored by the Health and Safety Committee monthly.
- 4.2. The Health and Safety Committee carry out periodic reconciliations to ensure that the data is correct. This will include checking the Data on its Housing System.
- 4.3. The performance is reported the Audit and Risk Committee and to the Board at every meeting.
- 4.4. SHAL aims to be 100% compliant with CO Detectors installation and Testing.

5. Consultation

- 5.1. SHAL's performance with regard to its CO Installation and Testing programme will be reported to tenants via the website and the annual report to tenants.

6. Equality and Diversity

- 6.1. SHAL will take account of the circumstances and characteristics of the people who live in our homes when arranging and carrying out CO Detector installations and Testing.

7. Value for Money

- 7.1. SHAL seeks to ensure that Health and Safety is managed by adhering to the principles of sensible risk management which ensures that employees, tenants, the public, contractors and suppliers and our properties are properly protected, ensuring that everyone understands the value of CO Detector installation.
- 7.2. SHAL is gaining maximum value by gathering information and testing CO Detectors through its servicing programmes.

- 7.3. Our programme CO Detector installation and Testing will ultimately reduce costs by preventing death or illness through CO poisoning, and preventing prosecution, and damage to its reputation.

8. Owner

8.1. Maintenance Manager

9. Version and Revisions

9.1. This policy will be reviewed every 1 year(s)

9.2. Revisions

New version	Date	Revision details