



Press Release

7 April 2011

KCTMO commitment to safe neighbourhoods

Kensington & Chelsea Tenant Management Organisation (KCTMO) has secured its first Environmental Protection Order (EPO) against a Worlds End Estate tenant who refused to allow access to a property for an annual gas safety check.

This is the first case of its kind for both KCTMO and the Royal Borough of Kensington and Chelsea, and backs up the commitment that tenancy breaches involving gas safety – which are potentially dangerous – will not be tolerated.

KCTMO operates an annual service program of gas servicing in tenanted properties and is among the top performing services for London social housing providers with 99.95% compliance.

All tenants must allow access to their home to carry out annual gas servicing to ensure safety for themselves and their neighbours. This is a free appointment to inspect gas pipe work and service all gas heating appliances to ensure they are working safely and efficiently, and are not a cause of danger from carbon monoxide poisoning or gas leaks.

However, if KCTMO cannot gain access to a property after repeated attempts, a court warrant can be issued under the Environmental Protection Act (1990) which allows forced entry. KCTMO has been given delegated authority and training by the Council to carry out this legal action, and both partners see this as a strong move forward in tackling these cases.

If legal action is required to do this work, the tenant will be billed for the cost of this.

Chief Executive Robert Black said: “Our residents and Board have said they want a tough approach to ensure gas servicing is carried out in the borough – and we are listening. Having safe gas appliances is not only essential for individual households but for those who live and work around them.”

The organisation has consulted with residents, its’ resident-led Board and worked with the Royal Borough of Kensington and Chelsea on its policy to take legal action against this tenancy breach.

The Worlds End property has now undergone a full gas safety check.

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Notes for editors

Kensington and Chelsea Tenant Management Organisation (TMO) is responsible for managing some council homes on behalf of the Royal Borough of Kensington and Chelsea. It was set up following two ballots on 1 April 1996, and took over management of about 10,000 properties.

The Council still owns the properties and retains responsibility for strategic housing policies and homeless people. The relationship between the TMO and the Council is governed by a Modular Management Agreement, and while the TMO works closely with the Council, it is a separate company.