

## **Gaining Access to Properties**

For a repair to be carried out, MODern Housing Solutions (MHS) usually has to gain access to the property during the day. MHS does understand that this can be difficult for occupants who are at work themselves. However, it is very important that access is allowed for our Contractors in order that the repair can be completed.

For planned inspections, such as the annual gas safety inspections, MHS has great difficulty, at times, in trying to access some properties. May we ask for your help and assistance to ensure that access is granted in order that these vitally important checks can be carried out. The "Service License to Occupy Service Family Accommodation" refers.

Gas Safety Regulations place a legal duty on Defence Estates Ops Housing, like other Landlords, to carry out an annual safety check on all gas pipes and appliances present in your home. Please respond promptly to notification of your gas safety inspections to confirm, or if necessary, re-arrange the appointment.

Even though 98.8% of SFA properties in England and Wales have valid certificates in place (as at 01 May 2008), the remainder are overdue because MHS has been unable to gain access on at least two occasions. The last financial year has illustrated that 39,469 planned maintenance appointments (covering gas, oil and electrical inspections) were missed by occupants. MODern Housing Solutions will try and access your property on at least two separate occasions; if you do not have your appliances checked regularly, you are risking your life, as well as those of your family, friends and neighbours.

Further information on the Landlord Gas Safety Inspections can be found via the MHS website ([www.modern housingsolutions.com](http://www.modern housingsolutions.com)).