
Gas Safety (Installation and Use) Regulations 1998

Summary

These regulations deal with the installation, maintenance and use of gas appliances, fittings and flues in domestic and certain commercial premises. They place duties on landlords to ensure that gas appliances, fittings and flues provided for tenants use are safe.

Where a property is rented, an annual gas safety inspection is required to be carried out by a qualified engineer (CORGI registered).

Which gas equipment is not covered in regulations?

- Appliances owned by the tenant
- Flues/chimneys solely connected to an appliance owned by the tenant

Which gas equipment is covered in regulations?

Any appliances and flues serving 'relevant premises'. This might include central heating boilers not installed in the tenant's accommodation, but used to heat them, for example.

The Gas Safety Check

- In general, this will include checking the operation and safety of devices/appliances, an inspection of combustion, a pressure test, flue test and vent check.
- The landlord must keep a record of each safety check for at least two years, detailing defects identified and remedial actions taken.
- A copy of the safety certificate, along with all other paperwork related to gas safety in the premises, must be issued by the landlord to existing tenants within 28 days of the check being completed or to any new tenant before they move in.

Woodstar can arrange the annual safety inspection and servicing on landlords' behalf as part of our management service. The cost for a safety inspection will vary depending on the number of appliances; it usually ranges between £60 and £120.

It is also a requirement of Woodstar's that a carbon monoxide detector be fitted before a tenant moves in and this can also be organised as part of our management service.

The Electrical Equipment Regulations 1994

Summary

These regulations state that all electrical appliances or equipment supplied in the course of business must be safe. This applies to all appliances supplied in rented accommodation and, although the testing of electrical equipment is not compulsory, it is strongly recommended that it is carried out once every three years. Woodstar can organise a qualified electrician to carry out a safety check as part of our property management service.