

LANDLORD'S GAS RESPONSIBILITIES

If you let a property equipped with gas appliances you have three main responsibilities:

Maintenance: pipework, appliances and flues must be maintained in a safe condition. Gas appliances should be serviced in accordance with the manufacturer's instructions. If these are not available it is recommended that they are serviced annually unless advised otherwise by a Gas Safe registered engineer.

Gas safety checks: a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use.

Record: a record of the annual gas safety check must be provided to your tenant within 28 days of the check being completed or to new tenants before they move in. Landlords must keep copies of the gas safety record for two years.

All installation, maintenance and safety checks need to be carried out by a Gas Safe registered engineer. If you are unsure where to find or to check if a trades person is qualified then go to www.gassaferegister.co.uk for help.

If a tenant has their own gas appliance that you have not provided, then you are responsible for the maintenance of the gas pipework but not for the actual appliance.

You should also make sure your tenants know where to turn off the gas and what to do in the event of a gas emergency.