

# Gas Safety Checks - Advice for Landlords

## Gas Safety (Installation & use) Regulations 1998



Gas safety checks at rental properties are required to be undertaken by Landlords and a record of these checks needs to be provided to the tenant. These checks normally take the form of a CP12 Certificate or a Gas Safety Certificate.

The certificate must be provided to the tenant at the commencement of the tenancy and must be renewed every year. The gas safety certificate must verify and certify the safety of any gas appliance in the property, including flues and LPG gas appliances. So, for example, this includes a gas boiler, gas hob, LPG cylinders, LPG cylinder pipe work and flues etc.

Gas safety certificates are required to be given to tenants by Landlords for any type of tenancy, so this would include lodgers. Gas safety checks need to be arranged and renewed every year. If the gas safety check identifies any safety issues then the landlords must take prompt action to rectify the issue.

A landlord can be fined a hefty amount of money if he does not provide a gas safety certificate within the required time scales. This information sheet is deliberately short as it is legal advice and there is much more detailed information on the HSE (Health and Safety Executive) website [www.hse.gov.uk/gas/landlords](http://www.hse.gov.uk/gas/landlords)

### LANDLORDS

Any gas appliance that you own and provide for the tenant's use is included in your legal duties. If a tenant has their own gas appliance that you have not provided, then you have responsibilities for parts of the associated installation and pipework but not for the actual appliance.

There are some good practice measures that you could adopt with appliances that tenants own:

Send a reminder to the tenant that their appliances should be serviced and checked for safety each year by a Gas Safe registered link to external website engineer, and where possible, offer to include these (at reasonable cost) within gas safety maintenance undertaken on your behalf.

At the start of the tenancy, advise the tenant of any flues or chimneys that are unsuitable for the installation of a gas appliance. You may also wish to consider regulating the installation of any appliance by a tenant through the conditions of the tenancy agreement.

It is also recommended to include all flues (e.g. chimneys) connected to gas appliances within your landlord's gas safety check, even where they do not serve appliances provided by the landlord. This may also help to fulfil other legal duties under the Health and Safety at Work etc. Act 1974.

Free-standing cookers connected by a flexible connector (bayonet fitting), are not considered to be 'readily movable', but can be moved, temporarily, eg to clean the space they normally occupy; this type of activity is not regarded as 'work' within the meaning of these Regulations.

Any other type of installation/reinstallation is regarded as gas work and must be carried out by a Gas Safe Engineer.

Source: Health and Safety Executive website, [www.hse.gov.uk/gas/domestic/faqlandlord](http://www.hse.gov.uk/gas/domestic/faqlandlord)

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