

Information Sheet

The Gas Safety (Installation and Use) Regulations 1998

Summary

The Regulations require that, where a property is rented, a qualified engineer (CORGI registered) carry out an annual safety check. The check applies to all gas appliances and associated pipework and flues.

In general the test will include: general operation & safety of devices; inspection of combustion; pressure test (or 'drop test'); vent check; flue test.

A record must be maintained of all the gas appliances in a property, detailing dates of inspection, the defects identified and any remedial action taken. In practice the engineer will service and check the appliances and issues a certificate detailing all of the aforementioned. A copy of this record must be given to the tenant.

EPM can arrange the safety inspection and servicing on your behalf (please complete the Property Management Instruction form (section 6) as appropriate). The cost will vary depending on the number of appliances (estimated annual cost between £60 - £120).

The Regulations state that: Every landlord shall ensure that there is maintained in safe condition: (a) any relevant gas fitting (including installation pipework); and (b) any flue which serves any relevant gas fitting, so as to prevent the risk of injury to any person in lawful occupation of relevant premises.

Amended Regulations defined the content of the safety check as including an examination of: (a) the effectiveness of any flue, (b) the supply of combustion air, (c) its operating pressure and heat output, (d) its operation so as to ensure its safe functioning.

It shall be the duty of the owner, or person responsible for the premises to keep a record of the gas appliances in the property, dates of inspection, the defects identified and any remedial action taken. These records must be made available on request for inspection of any tenant who may be affected by the use or operation of any appliance, and should include: date of inspection of appliance or flue; the address of the premises at which the appliance or flue is installed; the name and address of the landlord of the premises (or agent); a description of the location of each appliance or flue checked; any defects found (if any); remedial action taken (if any); confirmation that the check meets the current requirements of the Regulations; Name and signature of gas engineer and CORGI registration number. Records must be preserved for a period of two years.

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