

GAS SAFETY

The Gas Safety Regulations 1994 make specific provisions in respect of the duty of landlords to ensure that minimum standards for the installation and maintenance of gas appliances are upheld. Its implementation provides peace of mind not only for tenants - but also their neighbours in multi-occupied buildings.

If there are dwellings in 'your' building which are not owner occupied, your Residents Association or Property Management Company should write to all landlords to inform them of the regulations and their obligations. Remember, you don't have to be in business to be a landlord - even the pensioner who has gone to visit their daughter in Australia for six months and is charging rent to a 'flat sitter' is covered by the legislation. In short, if the owner is not in residence, but he charges rent to the person who is, then he's the landlord!

In particular it is essential that all gas appliances in all rented properties are checked as soon as is practicable.

These inspections must be carried out by a gas engineer or subcontractor who is CORGI registered (or has an equivalent qualification).

All gas appliances must then be checked and maintained on an annual basis and the landlord must maintain records of maintenance and inspection for all gas appliances in each property for a period of two years. A copy of the Certificate of Inspection should then be supplied to the tenant(s).

Flats are often let on assured shorthold tenancy agreements which last for six months - and in such circumstances tenants are often prepared to 'make do' with short term solutions - so its worth remembering that neither landlord or agent will be responsible for gas appliances installed or owned by the tenants, and that although mobile or portable gas appliances supplied from a cylinder are excluded from other parts of the regulations, they DO need to be included in the annual check.

Finally, dissuade landlords or tenants from installing second hand gas appliances into rented properties - and if they are installed it's vital to have them checked by a qualified engineer.

It's worth remembering that while the legislation applies specifically to landlords, the risks associated with poorly maintained appliances affect us all - even owner occupiers should follow the guidelines and have all appliances checked by a CORGI professional once a year.

To find your nearest CORGI Engineer, phone 01256 372300

Disclaimer

This article was taken from Residentsline Newsletter No 1, published in Spring 2000.

Whilst Residents line makes every effort to ensure that the articles included in the Residents line Newsletter are accurate at the time of going to press it is inevitable that, as time goes by and circumstances change, the articles may contain out of date information . Readers are strongly urged to check the content of these articles before taking any action that could have legal or financial consequences.

Residentsline provides insurance and associated services to managers of residential properties, be they residents' formed associations, professional managing agents or freeholders. Call Us FREE on: 0800 281 235 or visit our web site at www.residentsline.co.uk