

Landlord Gas Safety Record Checks

REGULATION 36 of The Gas Safety (Installation & Use) Regulations 1998 places duties on landlords to ensure that all gas installation pipework, gas appliances (other than an appliance which the tenant is entitled to remove from the premises) and any flues serving those appliances are maintained in a safe condition.

In order to achieve this, landlords must ensure that each appliance and, where applicable, its flue must be checked for safety at intervals of not more than 12 months.

In addition to keeping records of their checks for two years, landlords are also required to provide a copy of the record to the tenant within 28 days of the check taking place, and where a tenant takes over a property the landlord must ensure that a copy of the safety check is provided to the tenant on taking up residence.

The record must include the following information:

1. The date on which the appliance or flue was checked.
2. The address of the premises at which the appliance or flue is installed.
3. The name and address of the landlord of the premises (or where appropriate, his agent) at which the appliance or flue is installed.
4. The location and a description of each appliance or flue to be checked.
5. Any defect identified.
6. Any remedial action taken.
7. Confirmation that the check undertaken complies with the requirements of Regulation 26(9).
8. The name and signature of the individual carrying out the check, and
9. The CORGI registration number of the individual, or his employer.