

**NOTE** :- this is an outline of the \*Gas Safety (Installation and Use) Regulations 1998, as amended, as they affect landlords and tenants, and is not intended to fully explain them. Further details can be obtained from the regulations themselves, the Health and Safety Executive or a legal advisor.

The law is enforced, in most cases, by the

*Health and Safety Executive.*

If you need further advice then ring the

Gas Safety Advice Line 0800 300 363

**GAS SAFE:** The National Watchdog for Gas Safety

To ensure your installer is registered and approved ring



**GAS SAFE on 0800 408 5500**

or

e-mail : [enquiries@Gas-Safe-gas.com](mailto:enquiries@Gas-Safe-gas.com)

**[www.bradford.gov.uk/housing](http://www.bradford.gov.uk/housing)**

Department of Regeneration,  
Housing Service,  
1<sup>st</sup> Floor South Wing,  
Jacobs Well,  
Bradford,  
BD1 5RW.  
Tel. 01274 433531

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# **GAS SAFETY**

*A Guide for Landlords  
and Tenants*

## Gas Safety

Badly fitted and poorly serviced gas appliances can be a danger due to the risk of explosion or Carbon Monoxide poisoning.


The law requires landlords to maintain appliances on a regular basis and make sure that all work on gas appliances and installations is carried out by an approved Gas Safe (formally CORGI) registered engineer.

### Landlord/Agent's Duties

If you are a Landlord or act as an Agent for a landlord you **MUST** make sure that:

- your installation, appliances and flues are maintained in a safe condition.
- at least every 12 Months your appliances and their flues are checked and tested by an approved Gas Safe registered engineer.
- you only employ an approved Gas Safe registered engineer to work on the gas installation or appliances.
- any new heating appliance fitted in any room to be used for sleeping conforms with additional safety requirements.
- a record is kept, for at least 2 years, of all safety checks carried out and details of any resulting works. Make this record available, on request, for an enforcing officer.
- a copy of this record is given to new tenants on commencement of the tenancy and to existing tenants within 28 days of the safety check.
- if prepayment meters are fitted a sign is fitted next to the main meter showing the positions of all the other meters.
- meter boxes are not used for storage and if locks are fitted that keys are provided to tenants.

### You MUST also...

-  immediately turn off the gas if a leak is found, open all windows and **notify National Grid** on 0800 111 999.

**We also recommend the installation of a carbon monoxide detector.**

## Tenant's Duties

If you are a Tenant you **MUST** make sure that anybody employed by you or the landlord to work on a gas appliance or installation is...

- an approved Gas Safe registered engineer.
- gas meter boxes are not used for storage.
- do not use any appliance or installation you know or suspect to be unsafe until it has been tested by an approved Gas Safe registered engineer and made safe.

### You MUST also...

- immediately turn off the gas if a leak is found, open all windows and **notify National Grid** on 0800 111 999.

## So if you are a landlord or a tenant...

**ALWAYS** use an approved Gas Safe registered engineer to install or service your appliances.

**ALWAYS** have your appliances serviced at least every 12 months

**NEVER** block the air inlets to an appliance

**NEVER** block or obstruct any outside grilles, flues or air bricks

**NEVER** use a gas appliance if you think it's not working properly.

***Signs to look out for include yellow or orange flames, soot or stains around the appliance and pilot lights which frequently blow out. Early symptoms of carbon monoxide poisoning include headaches, nausea and fatigue.***

## Penalties

The courts can impose fines up to £5,000 or imprisonment on anyone found guilty of breaching the Regulations\*.