

5 Tips for Gas Safety Compliance

Introduction

Gas safety compliance is critical, and landlords who fail to follow **The Gas Safety (Installation and Use) Regulations 1998** risk being reported to the **Health and Safety Executive (HSE)**, facing **unlimited fines and/or six months in prison**. Fortunately, staying compliant is simple if you follow these **five key tips**.





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STEP ONE

Check Gas Safety Annually

- Every rental property must have a gas safety check every 12 months.
- You don't have to wait the full 12 months—checks can be carried out between 10 and 12 months from the last inspection, and it will still be treated as if it happened on the last day of the 12-month period.
- Start arranging the check after 10 months to ensure there's enough time to gain tenant access.





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STEP TWO

Use a Gas Safe Registered Engineer

Only **Gas Safe registered engineers** can legally carry out gas safety checks. (**CORGI registration was replaced in 2009.**)

The engineer should:

- Check gas appliances and fittings.
- Test gas pressure.
- Check gas rates and burner pressure.
- Ensure adequate ventilation and proper expulsion of combustion byproducts.
- Inspect flame failure devices.
- Identify and report any safety risks.

Landlords are responsible for **pipework and any appliances provided**, but **tenant-owned gas appliances** are their responsibility (though it's wise to check them anyway).



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STEP THREE

Produce a Gas Safety Record

After the inspection, the engineer **must** complete a **Gas Safety Record (Certificate)**, which includes:

- Description and location of each appliance checked.
- Engineer's name, registration number, and signature.
- Date of inspection.
- Property address.
- Landlord or agent's details.
- Any identified safety defects and remedial actions taken.

The **landlord must retain this record for at least two years.**





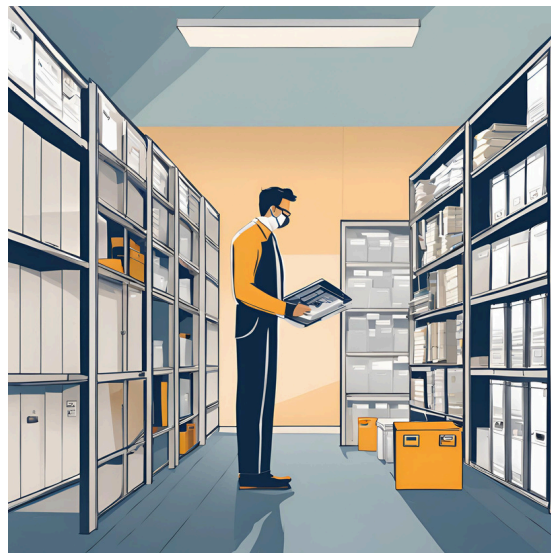
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STEP FOUR

Store Gas Safety Records Securely

Records can be **stored in paper or electronic form**, but electronic copies must:

- Be printable on request.
- Identify the **Gas Safe engineer** who performed the check.
- Be secure from **loss or tampering**.





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STEP FIVE

Provide Tenants with a Copy

A copy of the gas safety certificate must be given to tenants within 28 days of the check.

New tenants must receive a copy before moving in.

To ensure compliance, provide the certificate alongside other key documents, such as:

- **Energy Performance Certificate (EPC)**
- **Deposit protection information**

Tenants should also be informed **how to turn off the gas at the mains** and what to do in case of a **gas emergency**.





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