

TECHNICAL BULLETIN

Your guide to Landlord's Gas Safety Records

Under the Gas Safety Regs 1998, landlords must ensure that any gas appliances provided for tenants are safe to use. To meet this requirement, a Gas Safe engineer is required to inspect the pipe work, gas appliances and flues at least once a year and produce a record.

What goes on in a Landlords Gas Safety Inspection?

The engineer is looking for defects that pose a threat to life and property, primarily gas leaks and carbon monoxide. To do this, the engineer will carry out a number of essential safety checks, including:

- Checking that there is adequate supply of fresh air to the appliance. Too little fresh air, for some appliances, can produce the wrong mix of gas that will lead to carbon monoxide.
- Check that the appliance is clean inside and burning gas properly and safely. Dirty appliances may produce carbon monoxide.
- Check the flue or chimney. Blocked or damaged chimneys or flues can mean that dangerous fumes are spilling back into the room.
- Check for gas leaks on pipe work, the gas meter and appliances.

Recording the results

The engineer must keep a record of the results. As a minimum this record must contain a description and location of each appliance/flue checked, any defect identified and any action required or taken to fix it.

Interpreting the Landlords Gas Safety Report

Depending on the results of the engineer's safety checks, either a Pass or Fail will be entered onto the record for each test. The very end column asks whether the appliance is safe to use: 'Yes or No'. As a general rule, appliances that Fail one or more of the tests will result in the appliance being unsafe to use.

Depending on the test results, the engineer will categorise each appliance in the 'Defects Identified' section of the form - there are four categories (below). The engineer will also state what, if any, action is required by the landlord.

NO COMMENTS NECESSARY – the appliance is operating safely and meets current regulations.

NOT TO CURRENT STANDARDS (NCS) –the appliance is safe to use however it does not comply in all areas with current regulations. The engineer will make a note of the non-compliance and advice on upgrades, but action is not mandatory.

AT RISK (AR) – a serious fault has been found on the appliance that, if used, could carry a risk to life or property. The engineer will turn off the appliance and remedial action by the landlord is mandatory. The occupant faces a fine of up to £5000 if they turn it back on.

IMMEDIATELY DANGEROUS (ID) – the appliance poses an immediate threat to life or property. In this situation the engineer must CUT OFF the gas supply to the appliance and place a warning notice in it – with the permission of the gas user.

Further reading: the above is only an overview, for more detail visit:
<http://www.hse.gov.uk/pubns/indg285.pdf>
http://www.gassaferegister.co.uk/advice/gas_certificates.aspx

Rapid response to winter breakdowns

We stake our reputation on being able to fix the vast majority of boilers; 9 times out of 10 when we are called to out to a 'condemned' boiler, we can fix it. With highly skilled breakdown engineers on the road, we can now get to our customers even quicker during this exceptionally cold winter. For emergencies and vulnerable groups, we aim to be there the same day or the following day.



Service Profile

Plumbing and bathrooms

We are skilled plumbers as well as skilled heating engineers. Plumbing is a wide ranging and varied trade and not limited to tap washers and washing machine connections. Old houses contain copper, lead and cast iron pipes all of which must be treated differently during repair situations and when connecting one to the other. We have a wealth of plumbing experience so please give us a call.

Staff Profile

Ben Alsop - Chief Engineer



Ben is an experienced, highly skilled and extremely knowledgeable breakdown engineer. If anyone can repair it, Ben can. Next time someone else diagnoses that a new boiler is required, call in Ben to see if that really is the case.