

Useful information about landlord gas safety certificates

CJ Plumbing & Heating are experts in all aspects of landlord gas safety certification. We can help you navigate through the intricacies of legislation and if there are any problems we will advise the best course of action.

Legislation

A fairly recent change in legislation requires that all new gas installations are logged with the local authorities. This is essential for when the time comes to sell a property or if you plan to rent out the same.

It is worth noting that not all engineers (even those that are GasSafe registered) are qualified to make the required notification. As a value added service, and potentially saving you a substantial sum of money, your CJ Plumbing & Heating engineer will always carry out this mandatory exercise on your behalf.

What are your landlord responsibilities for gas safety?

The Gas Safety (Installation and Use) Regulations 1998 outline your duties as a landlord to make sure all gas appliances, fittings, chimneys and flues are safe and working efficiently. If you're letting a property with gas appliances installed, you have three main legal responsibilities:

1. Gas safety checks

To ensure your tenants' safety, all gas appliances and flues need to undergo an annual gas safety check by a Gas Safe registered engineer. Once this has been completed, you'll be issued a Landlord Gas Safety Record, or Gas Safety certificate, including details of all checks carried out – also be referred to as a CP12 certificate.

You can arrange for a gas safety check to be carried out any time from 10–12 months following the last check, without affecting the original check expiry date. If it's less than 10, or more than 12 months since the last check, you'll be issued a new date, 12 months from the most recent check.



Appliances owned by your tenants aren't your responsibility, although it's still up to you to ensure the safety of any connecting flues, unless they're solely connected to the tenants' appliance.

2. Gas Safety Record

Following the annual gas safety check and receipt of your Landlord Gas Safety Record, you'll be required to provide a record of this check to your tenants. By law, a copy of your Landlord Gas Safety Record should be given to your current tenants within 28 days of the gas safety check – for new tenants, you'll need to provide this at the start of their tenancy agreement.

For rental periods of less than 28 days, you'll be required to clearly display a copy of the record within the property. Note you'll need to keep copies of this gas safety check record until a further two checks have been carried out.

3. Maintenance

You'll be required to ensure that all gas pipework, appliances, chimneys and flues are kept in safe condition. Consult the gas appliances' manufacturer guidelines to find out how often a service is recommended. If unknown, we'd recommend an annual service unless our on-site Gas Safe registered engineer suggests otherwise.

Installation pipework isn't covered by your annual gas safety check. However we can offer the following additional minor services while on site and upon request – all as advised by the HSE:

- Test for tightness on the whole gas system, including installation pipework
- Visually examine the pipework (so far as is reasonably practicable)

We are experts in gas safety certification

All our engineers are Gas Safe registered and will make sure any gas appliances in rental properties are safe, efficient and meet all the legal requirements.

We can help you navigate through the intricacies of legislation and if there are any problems we will advise the best course of action.

Once the rental property has been thoroughly inspected and passed all the relevant tests we can email the landlord gas safety certificate to you on the same day.



Discounted boiler service with the certificate!

Annual gas safety check (GSR)	£68 +VAT
Annual gas safety check (GSR) with boiler service	£89 +VAT
Annual gas safety check (GSR) & boiler with fire service	£99 +VAT

Same prices apply to LPG (gas bottle) systems

All prices subject to VAT

Contact us for more information

Call us on 01473 822775 or email info@cjplumbheat.co.uk. One of our highly trained engineers will be on hand to discuss your needs – we'd be delighted to help you!