

THE GAS SAFETY (INSTALATION AND USE) REGULATIONS **1998**

The Health and Safety Executive who are a Government Agency state that every year at least 40 people die of carbon monoxide poisoning and many others become ill through fumes caused by gas appliances which have not been properly installed or serviced. As a result the Government introduced legislation in a bid to stop this.

When gas does not burn properly excess carbon monoxide is produced which is particularly deadly as it is not easy to detect until it is too late (you cannot see it or smell it). Carbon monoxide CAN KILL WITHOUT WARNING, sometimes within minutes, and many fatalities occur during the night when people are asleep. All responsible landlords will want to provide safe accommodation for their tenants.

What does the legislation say?

The legislation places a legal duty on the landlord to ensure that the approved code of practice under these regulations is met. The regulations state that:

- With effect from 31 October 1994, all gas appliances and supplies owned by a landlord must be checked for safety every 12 months and an appropriate certificate obtained. The engineer should inform the landlord at the time of the safety inspection if the appliances require a part or full service. Any repairs noted should be carried out.
- Gas appliances and supplies must be kept in good order and safe working order.
- All safety checks servicing and repairs MUST be carried out by a CORGI registered contractor.
- The safety inspection must contain the following information:
 - ✓ The date on which the appliance was checked.
 - ✓ The address of the premises at which the appliance is installed.
 - ✓ The name and address of the landlord (or agent) of the premises.
 - ✓ A description of and the location of each appliance or flue checked.
 - ✓ Details of any defect identified and any remedial action taken.
 - ✓ Confirmation that the check undertaken complies with the regulations.
 - ✓ The name and signature of the individual carrying out the check.
 - ✓ The individual's own or the individual's employer's CORGI registration number.

- The record of the check must be given to the tenant of the premises within 28 days of the check.
- A copy of the latest safety check record must be given to new tenants before they occupy the premises.

Who are CORGI?

CORGI is the Council for Registered Gas Installers. It is an independent body appointed by the Health and Safety Executive to register gas installers and maintain safety standards throughout the country. All installers must successfully pass an assessment of competence by a CORGI Inspector before an application is approved. Once received, an installer is required to undergo regular inspections. Only CORGI registered engineers are qualified to carry out safety checks under these Gas Safety Regulations.

What appliances are affected?

Boilers, domestic water heaters, fires, wall heaters, cookers/hobs/ovens, and any fixed appliance using natural or LPG gas owned by the landlord. Supply pipes, meters and flues are also affected.

What are the penalties for landlords who do not comply?

Any breach of the Regulations by a landlord or where applicable the managing agent is a criminal offence under Section 33 or Section 36(1) of the Health and Safety at Work Act 1974. The potential maximum fine for an offender is £5,000.

How is a safety check arranged?

Details of a local CORGI registered installer can be obtained from the CORGI website at www.trustcorgi.com. Alternatively where appropriate the landlords letting agent will usually be able to provide details of local CORGI registered installers. The checks are due every year on the anniversary of the commencement of the tenancy.

British Gas 1*,2* and 3* contracts

British Gas sometimes includes safety checks in their central heating contracts. However these may not necessarily comply with the requirements of the regulations and they should be checked carefully.

Useful contact number

If it is suspected that a gas appliance is faulty then contact the National Grid on 0800 111 999.

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