



INFORMATION
FOR LANDLORDS
& TENANTS

**STAY SAFE
WITH
GAS SAFE
REGISTER**



**IT'S THE NEW
NAME IN
GAS SAFETY**



**GAS
safe[®]
REGISTER**

WHAT

is Gas Safe Register?

Gas Safe Register is the hallmark for gas safety. We manage the register of gas engineers who are properly qualified to work with gas in Great Britain and Isle of Man. To carry out work on gas installations and appliances safely and legally, gas engineers must be on the Gas Safe Register.

WHY

do I need to use a Gas Safe registered engineer?

Gas Safe Register exists to protect you from dangerous gas work. You can make sure that gas appliances such as boilers, fires, ovens and hobs are installed, maintained and serviced safely by using a Gas Safe registered engineer.

If someone other than a Gas Safe registered engineer does the gas work in your property, you could be risking people's lives.

HOW

do I find a Gas Safe registered engineer?

It's easy. All Gas Safe registered engineers are listed on our website **www.GasSafeRegister.co.uk**. Alternatively call **0800 408 5500** and an advisor will be pleased to help you find an engineer in your area.

Be safe, always use a Gas Safe registered engineer for gas work in your property.

I'm a landlord

As a landlord you are legally responsible for the safety of your tenants.

So, to make sure all properties that you let are safe, all gas appliances you provide must be correctly maintained. You must also have a gas safety check carried out every 12 months by a Gas Safe registered engineer. You will need to give your tenant a record of that safety check within 28 days and to new tenants before they move in. Remember you must keep a record of each safety check for two years. We also recommend you install an audible carbon monoxide alarm.

The tenancy agreement should allow for access for gas maintenance and you must take 'all reasonable steps' to make sure that the work is carried out.

I'm a tenant

Your landlord has to arrange for a gas safety check to be completed on all gas appliances they provide every 12 months.

Don't forget to:

- check the ID card of any gas engineer that comes to do work at your property
- co-operate with your landlord and let an engineer in whenever a gas safety check or maintenance is required
- make sure your landlord supplies you with a copy of the safety certificate within 28 days of it being carried out, or before you move in.

If a landlord refuses to properly service and safety check the appliances they have provided, you should remind them of their legal responsibilities. If the landlord still refuses to comply, you should contact the Health & Safety Executive on **0845 345 0055**.

I'm a letting agent

Letting agents need to be sure who is managing the gas duties at all properties. If it's contractually your responsibility, then the same conditions apply to you as those of the landlord.



Carbon monoxide poisoning

Poorly maintained, badly installed or faulty gas appliances can leak poisonous carbon monoxide. You can't see it, taste it or smell it, but it can kill quickly with no warning.

Remember the six main signs and symptoms of carbon monoxide poisoning – headaches, dizziness, nausea, breathlessness, collapse and loss of consciousness. If these symptoms disappear or become less noticeable when away from home, this can be a sign that carbon monoxide is present.

Remember if you think a gas appliance is faulty turn it off and let your landlord know immediately. Seek medical help if you feel unwell.



Be safe, use a Gas Safe registered engineer and always check the card.

In an emergency

If you smell gas or think there might be a gas leak: turn off the gas, extinguish naked flames, open windows and immediately call the Gas Emergency number for your area. Seek medical advice if you feel unwell.

Gas Emergency contacts

Great Britain (natural gas)

0800 111 999

For LPG contact your LPG supplier

Isle of Man

01624 644 444

GasSafeRegister.co.uk
0800 408 5500

