

## **LANDLORDS GAS SAFETY INSPECTION CERTIFICATES**

JC GAS (PARKSTONE) LTD have been providing landlord certificates throughout Poole, Bournemouth, Christchurch and surrounding areas for many years. The Gas Safety ( Installation and Use ) regulations 1998 states that all Landlords \* must make sure that all of the gas appliances in the property which they are making available for rent, comply with regulations and that they are safe for use, not just the gas appliance but also the fittings and flue used in conjunction with the gas appliances. It is very important that Landlords comply with these regulations and it should be noted that even if you are just renting out a room within your property, to a student perhaps, then you are still obliged to comply with the Gas Safety regulations.

### **YOUR DUTIES AS A LANDLORD ARE AS FOLLOWS**

To make sure that all gas fittings and flues are maintained in a safe condition. Gas appliances must be serviced according to the Manufacturer's instructions. All of the appliances should be checked and serviced on an annual basis by a registered Gas Safe Engineer.

To make sure that an annual safety check is carried out on each gas appliances/flue within the property This check **MUST** be carried out prior to any tenants moving into the rented property.

To make sure that all of the above work is carried out by a fully qualified gas safe registered engineer.

If you are unsure if you are classed as a Landlord please refer to HSE's Approved Code of Practise on the regulations Full details of the Landlords gas Safety Regulations are available in brochure form free of charge at [www.hse.gov.uk](http://www.hse.gov.uk). or further information is available from the Gas Safe register at [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk) Tel 0800 408 5500 \*

### **FAILURE TO COMPLY**

If you do not carry out the required work then you could be placing your tenants life at risk. You also could be prosecuted which could result in possible imprisonment or a fine of anything up to £ 20,000.00, or both, for each offence. If a case is referred to the Crown Court then you could face the maximum penalty of imprisonment, or an unlimited fine, or both. As you can see from the above it is essential that you have **AN ANNUAL GAS SAFETY CHECK ON ALL OF YOUR GAS APPLIANCES.**

Contact us and we can take all the worry away for you. We will check your appliances and carry out a full service at the same time. We will also issue a certificate and then remind you eleven months later that your inspection is due for renewal. In the event of any of the appliances failing the safety check we will give you full details of the work required and the costs involved.

JC GAS (PARKSTONE) LTD are always pleased to be of service to you and your gas appliances. We look forward to hearing from you.