



Gas Safety Regulations – Landlord Duties

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What the law requires

Every landlord in the UK must ensure all gas appliances, fittings, flues, and chimneys are **safe**. This is enforced under the **Gas Safety (Installation and Use) Regulations 1998**.

Add Your Key Responsibilities

1. Annual Gas Safety Check (CP12) – Required

- Must be carried out **every 12 months**.
- Only a **Gas Safe registered engineer** can complete the check.
- Covers: boiler, gas hob, gas fire, gas meter, and any gas appliances provided by you.

- ✓ You must keep a record for **2 years**.
- ✓ A copy must be provided to tenants within **28 days** of the check.
- ✓ New tenants must receive it **before** they move in.

2. Maintain appliances safely

You must ensure all gas appliances stay in safe working order between checks.

This includes arranging repairs quickly if there are signs of:

- No heating/hot water
- Pilot light issues
- Strong smell of gas
- Boiler error codes



3. Check carbon monoxide alarms (legal requirement)

You must ensure a **CO alarm** is installed in any room that contains a **solid fuel appliance** (e.g., wood burner), but in practice, most landlords install them near boilers too.

- ✓ Must be tested **on the first day of a new tenancy**.
- ✓ Record the check.

4. Provide access for checks

Tenants must allow access, but you must give **reasonable notice** (usually 24 hours) and make reasonable attempts to arrange the appointment. Keep a record of attempted visits if tenants refuse access.

Practical Timeline

Action	When
Gas safety check	Every 12 months
Provide CP12 to new tenant	Before move-in
Provide CP12 to existing tenant	Within 28 days
CO alarm check	First day of tenancy
Keep CP12 record	2 years



Common Mistakes Landlords Make

- Doing the gas check “once a year” but letting it **expire for a few days** → not allowed.
- Not giving the certificate to tenants → non-compliance.
- Assuming contractors will remind them — **you** are responsible.
- Not keeping evidence of attempted access when tenants don’t cooperate.

Quick Compliance Checklist

- CP12 is valid (check expiry date)
- Certificate given to tenants
- CO alarms installed and working
- Boiler serviced
- Recorded evidence of access attempts