

Gas & Electrical Safety

Gas Safety

These regulations deal with the installation, maintenance and use of gas appliances, fittings and flues in domestic premises. They place duties on landlords to ensure that gas appliances, fittings and flues provided for tenants use are safe. Where a property is rented, an annual gas safety inspection is required to be carried out by a qualified engineer (GasSafe registered).

Which gas equipment is not covered in regulations?

- Appliances owned by the tenant
- Flues/chimneys solely connected to an appliance owned by the tenant

Which gas equipment is covered in regulations?

Any appliances and flues serving 'relevant premises'. This might include central heating boilers not installed in the tenant's accommodation, but used to heat them, for example.

The Gas Safety Check

- This includes checking the operation and safety of devices/appliances, an inspection of combustion, a pressure test, flue test and vent check.
- The landlord must keep a record of each safety check for at least two years, detailing defects identified and remedial actions taken.
- A copy of the safety certificate, along with all other paperwork related to gas safety in the premises, must be issued by the landlord to existing tenants within 28 days of the check being completed or to any new tenant before they move in.

Campbell and Dean can arrange the annual safety inspection and servicing on landlords' behalf. The cost for a safety inspection will vary depending on the number of appliances and currently costs between £55 and £100.

Carbon Monoxide Alarms

From 1 December 2015 landlords must have a long-life battery or mains-powered detector in any space that contains a carbon-based fuel appliance (gas/oil boiler, gas/oil fire, wood burning stove or open coal fire). There should also be one in any bedroom or living room which is bypassed by a flue. Carbon Monoxide (CO) detectors must be replaced before their expiry date is reached. Unless otherwise indicated by the manufacturer, CO detectors should be either:

- ceiling mounted and positioned at least 300 mm from any wall or
- wall mounted and positioned at least 150 mm below the ceiling and higher than any door or window in the room

- CO detectors in the space containing the combustion appliance should be sited between 1 and 3 metres from the appliance.
- If the combustion appliance (primarily boilers) is located within a small space, usually a cupboard, the detector should be sited outside the space / cupboard with the appropriate distance between appliance and detector of between 1 and 3 metres.
- If the combustion appliance (primarily boilers) is located in an attic, the detector should ideally be sited between 1 and 3 metres from the appliance in the attic and another interlinked detector sited outside the attic near the attic hatch. Where this is not possible, a detector sited outside the attic as near the attic hatch as possible is acceptable.

Electrical Safety

Under requirements introduced by the Housing (Scotland) Act 2014, landlords have to have fixed wiring (Electrical Installation Condition Report or EICR) checks carried out at least every five years. This applies from the following dates: -

- 1st December 2015 - for any new tenancies entered into on or after this date (this includes current tenants signing a new lease)
- 1st December 2016 - for existing tenancies

The EICR report must include an appliance check report (a Portable Appliance Test or PAT). PAT checks are required on appliances provided by the landlord, but not those belonging to the tenant.

The EICR report must include common close or stair lighting. When a development is factored the factor should be able to provide an EICR.

EICR checks carried out between 1st January 2012 and 30th November 2015 by a competent electrician are acceptable, even if they do not include an appliance check. For example, an EICR carried out on 30th November 2015 without PAT checks would still be valid for up to 5 years, to end November 2020.

Anything that is not permanently connected to the electrical installation should be on PAT report. Everything in the property which uses the electrical supply must be on either EICR or PAT, unless it belongs to the tenant.

It is advisable to have the checks carried out more frequently than five yearly if recommended by an electrician.

It is a requirement that a competent electrician is used. Electricians should be a member of SELECT or NICEIC or be able to complete the checklist in Annex A of the guidance.

The PAT test can be carried out by a landlord/letting agent provided they have undergone relevant training. The PAT check can also be carried out at a different time to the EICR check, provided both are carried out at least every 5 years.

New build/newly rewired properties meet the standard provided an in-date EICR certificate is in place.

Statutory guidance on the above requirements can be read on the Private Rented Housing Panel (PRHP) website at www.prhpscotland.gov.uk This Fact Sheet is intended as a guidance document only and is not an exhaustive list of all legislative requirements placed upon the Landlord.

Campbell+Dean can organise a qualified electrician to carry out An Electrical Installation Condition Report (EICR) and PAT test for you.