

Gas & Electrical Safety

Gas Safety

A Gas Safe engineer (www.gassaferegister.co.uk) must complete a safety check on all gas installations and appliances annually. A copy of the safety certificate must be supplied to the tenant.

In addition to this statutory safety check, you should ensure that all boilers and appliances are serviced annually. The landlord must keep a record of each safety check for at least two years, detailing defects identified and remedial actions taken.

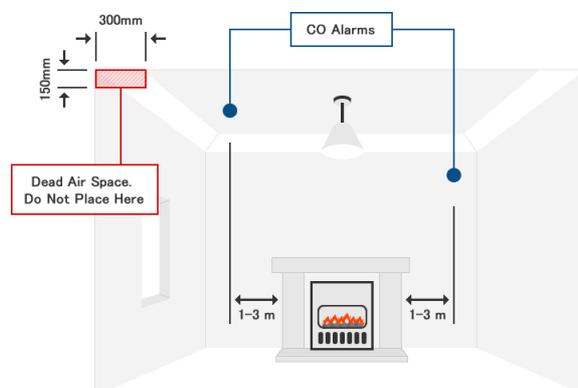
In 2019 changes were made to the legislation for Gas Safety Certificates. These allow a Landlord/ Agent to carry out the annual gas safety check in the two months before the due date and retain the existing expiry date (similar to a car MOT). This avoids shortening the annual cycle, to ensure that a check is always in place.

Campbell and Dean can arrange the annual safety inspection and servicing on landlords' behalf.

Carbon Monoxide Alarms

The landlords must have a long-life battery or mains-powered detector in any space (excluding cooking appliances) that contains a carbon-based fuel appliance e.g. a 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.

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.

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. Most electricians will recommend that a PAT report is completed annually.

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.

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 report for you.