

# Students and Landlords



## **Gas Safe Register**

Gas Safe Register runs the register of legal gas engineers who are 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.

Landlords are legally responsible for the safety of their tenants. Landlords should make sure maintenance and annual safety checks on gas appliances are carried out by a Gas Safe registered engineer. By law landlords must make sure:

- pipe work, appliances and flues provided for tenants are maintained in a safe condition
- that all appliances and flues that they provide for tenants use have an annual safety check
- that maintenance and annual safety checks are carried out by an engineer registered with Gas Safe Register
- all gas equipment (including any appliance left by a previous tenant) is safe or otherwise removed before re-letting
- a record of safety checks is provided to the tenant within 28 days of completing the check or to any new tenant before they move in
- they keep a copy of the safety check record for two years

You can find or check a Gas Safe registered engineer online at [www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk) or call 0800 408 5500. Remember to check the engineer's ID card and encourage your tenants to do the same. Landlords should provide tenants with a record of safety checks. This is often done using a 'Landlord Gas Safety Record', often referred to as a 'Gas Safety Certificate' or 'CP12' form. The important thing is to have a check carried out and to make sure the tenant receives a record of the check within 28 days.

Remember always use a Gas Safe registered engineer. Be gas safe. For more information and to find and check an engineer go to [www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk) or call 0800 408 5500.