



GAS AND ELECTRICAL APPLIANCE SAFETY CHECKS

Every Landlord when letting needs to comply with all the relevant legislation regulations and guidelines with particular regard to gas and electrical appliances. This means that it is the law to have appliances inspected to ensure that they meet the minimum standards of safety.

GAS SAFETY CHECK

The Gas Safety (Installation & Use) Regulations 1994 means that Landlords have a duty to maintain gas appliances, installation pipework, ventilation and flues in a safe condition.

To comply with the above regulations all gas appliances must be checked for safety in every 12 month period. It is a legal requirement that Landlords and or agents must keep records of inspections and these records must be made available to tenants where requested. If this is not complied with the Landlord is liable to prosecution.

All inspections must be carried out by a Gas Safe registered engineer and need to cover the correct operation and installation of each gas appliance, including safety devices, ventilation and flues.

To comply with the regulations LENWELL arrange a gas safety check on every managed property.

ELECTRICAL SAFETY CHECK

Institute of Electrical Engineers (IEE) regulations and government guidelines as defined under BS7571.

Currently there are no formal regulations for Landlords in respect of electrical appliance safety checks, there are, under Institute of Electrical Engineers (IEE) regulations and government guidelines as defined under BS7571, recommendations that all electrical wiring and appliances are checked regularly. There is a duty of care on behalf of the Landlord to show the tenant at the start of the tenancy that all portable and fixed electrical appliances are safe and comply with BS7571.

Although LENWELL strongly recommends that an electrical appliance test be carried out it is not ordered without the landlords prior instructions. An electrical appliance test may be ordered through Lenwell independently of the statutory gas safety check.

Why use LENWELL to arrange your Safety Checks?

- Fast efficient and a complete service you can rely on.
- The Gas Safe and NICEIC engineers used are one of the largest networks in the country resulting in a competitive price structure and an assured service.
- Team of full time quality controllers who randomly inspect engineers work.
- Working knowledge of the Landlord's obligations.
- Database of work carried out on the property and records stored as required by law.
- Unlimited appliances and unlimited visits for a fixed price.
- So easy to arrange. Simply contact LENWELL to arrange for an inspection of your property.

THE SERVICE

The gas safety check includes **all** appliances and **all** revisits but does not include any parts that may be required. For properties with no gas that do require an electrical check special arrangements can be made.

This leaflet should be read in conjunction with the Health & Safety Executive leaflet entitled 'Landlords: A Guide to Landlords Duties'