

As a Landlord, it is essential that you comply with all relevant legislation, regulations and guidelines, with particular regard to gas and electrical appliances.

GAS SAFETY CHECK

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

IT IS A LEGAL REQUIREMENT THAT:

- **All gas appliances are inspected every 12 months**
- **A record is kept of all inspections and made available to the tenant on request**
- **The inspection is carried out by a Gas Safe registered engineer**



To comply with regulation, Lenwell arrange a gas safety check on all managed properties.

ELECTRICAL SAFETY CHECK:

Although there are no formal regulations for landlords in respect of electrical appliance safety checks, there are government guidelines in place, as defined under BS7571 and recommendations under the Institute of Engineering & Technology (IET). Although you are not legally obliged to have an Electrical Safety Certificate, you could still be held liable should any electrical fittings or appliances harm your tenant. Therefore, we would strongly advise that all electrical wiring and appliances are checked regularly.

Although strongly recommended, Lenwell will not order an electrical safety check without prior instruction from the landlord.



PROPERTY ADDRESS

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Please tick as appropriate:

I confirm that the above property does not have a gas supply and therefore I do not require a gas safety check

Please carry out a Gas Safety Check at the above property at a cost of £99 (inc vat & excl parts)

I agree to the service being carried out on my behalf and the cost of this being deducted from the rent payments received by Lenwell

Signed.....Date..... /..... /.....
(Authorised signatory for and on behalf of the landlord)

Please return the completed form to:

Lenwell Property Management
8 Wellington Street
Luton
LU1 2QH

Or pay online at www.lenwell.com/pay

Should you require a gas appliance service and/or electrical check in addition to the above please contact your preferred contractor. Alternatively you may contact the following authorities for guidance:

Gas – The Gas Safe Register **0800 408 5500** or www.gassaferegister.co.uk

Electrical – NICEIC **0870 013 0382** or www.niceic.com

Please Note: Lenwell will arrange a gas safety check on your property
EVEN IF THIS FORM IS NOT RETURNED

