

## Your Legal Questions

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**Q** I have recently purchased a property which I intend to let out to tenants and it has been mentioned to me that I need to obtain a Gas Safety Certificate. What would be my obligations in this regard?

**A** In relation to domestic gas (whether natural gas or LPG), under the Gas Safety (Installation and Use) Regulations 1998 as a landlord you have a duty to arrange maintenance by a Gas Safe registered engineer of all pipe work, appliances and flues situated at the property which is being rented out by you. You also need to arrange for an annual gas safety check to be carried out by a Gas Safe registered engineer in respect of all gas appliances and you must keep a record of the safety checks for 2 years and issue a copy to each existing tenant within 28 days of the check being completed. You will also need to issue a copy to any new tenants before they move in.

You will normally provide the tenant with a paper copy of the annual gas safety check but you can keep the record electronically so long as the record is capable of being reproduced in hard copy format when required (e.g. by the tenant, the local housing department or the Health & Safety Executive) and provided it is secure from loss and interference. The electronic record will also need to identify the gas operative who carried out the safety check e.g. by an electronic signature or a scanned signature.

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