



PRESS RELEASE

REGULATION 36 MAKES GAS BOILER SERVICING MANDATORY

Middlesex, September 2005 – All lettings professionals are aware of the need for annual safety checks on gas appliances and installations. Remarkably, not many landlords realise that they also have a legal obligation to ensure gas appliances are serviced regularly. The Gas Safety (Installation & Use) Regulations 1998 state:

“Regulation 36(2) requires gas appliances, flues and installation pipework to be maintained in a safe condition. Effective maintenance of gas appliances normally involves an ongoing programme of regular/periodic inspections, together with any remedial work. Specific maintenance requirements are sometimes defined in manufacturer instructions for servicing appliances ...”

Most boiler manufacturers specify an annual service, so the ideal time to carry that out is during the safety check visit. Apart from safety considerations, it makes good economic sense to service boilers, water heaters and fires every year since this makes them more efficient, last longer and less likely to break down.

gas-elec Safety Inspectors are qualified to service gas appliances. If this is done at the time of the annual safety check such work will cost very little. Both the tenant and the landlord's agent receive a copy of the service record detailing all the checks specified by CORGI. This essential record, together with the Landlord's Safety Certificate, will ensure due diligence has been shown.

For more information contact your local gas-elec office on 0800 587 9999.

ENDS/...

Editor's Notes

Founded in 1996, **gas-elec** carries out impartial safety inspections and light remedial works. Its unique inspection service provides the residential lettings market with multiple inspections of the gas and electrics in just one visit. **gas-elec** has over 126 franchisees operating from 18 regional offices, who this year will carry out more than 120,000 safety inspections in domestic properties throughout the UK. For more information visit www.gas-elec.co.uk.

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