BOILER PROS — GUIDE

Landlord gas safety records in Great Britain

Understand the annual check, tenant copy and record retention rules in HSE guidance.

Updated November 10, 2026

This guide concerns Great Britain. It does not set rules for Northern Ireland, US states or Canadian provinces. Use HSE guidance and the current regulations for the property and tenancy in question.

What HSE requires

HSE says landlords must maintain gas appliances, fittings, flues and pipework supplied for tenants. A registered engineer must carry out the annual gas safety check on covered appliances and flues. HSE says the first check is due within 12 months of installation and annually after that. [HSE landlord guidance, checked 2026-11-10.]

Under the Gas Safety (Installation and Use) Regulations 1998, a safety check is distinct from the continuing maintenance duty. A passed check does not mean maintenance can stop. Ask the engineer to explain any defect, required action and restrictions on use. Do not attempt gas repairs yourself. [Regulation 36 and HSE, checked 2026-11-10.]

Keep and share the record

HSE says to keep a safety-check record for 2 years. Give each existing tenant a copy within 28 days of completion. Give a new tenant a copy before they move in. Save proof that the copy was sent. [HSE landlord guidance, checked 2026-11-10.]

Check that the record identifies the property and appliances checked. Match the engineer's details with the official register. Keep the record with the maintenance history rather than only the payment receipt.

Booking early

HSE explains that a check may take place up to 2 months before the existing deadline while retaining that deadline, under the relevant early-check provisions. This is not permission to check late. Keep the previous deadline and check records so the engineer can confirm whether the provision applies. [HSE landlord guidance and its regulation 36A explanation, checked 2026-11-10.]

Access and managing agents

Agree access in writing. HSE says not to use force to enter. Keep correspondence if a tenant does not provide access. Ask for advice about the specific situation rather than assuming a fixed number of attempts guarantees compliance. [HSE landlord guidance, checked

2026-11-10.]

If an agent manages the property, set out who arranges checks and keeps records in the management contract. Ask to see completed documents. A promise that a visit is booked is not a completed check.

Sources

All sources below were fetched on 2026-11-10. This is the date checked, not a claim about the publication date. Recheck current terms before booking.

- HSE, Gas safety for landlords and letting agents, checked 2026-11-10.
- UK legislation, Gas Safety (Installation and Use) Regulations 1998, regulation 36, checked 2026-11-10.

Frequently asked questions

How soon must an existing tenant get the record?

HSE says within 28 days of the completed check. New tenants must receive it before moving in.