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## Gas Safety Certificate (GSC) Compliance Guide for UK Landlords

*(Including Boiler Servicing Requirements)*

### What is a GSC?

A **GSC (Gas Safety Certificate)** — also known as a **CP12** — is a legally required document confirming that all gas appliances, pipework, and flues in a rental property are safe. Only a **Gas Safe registered engineer** can carry out the inspection and issue the certificate.

This is required under the **Gas Safety (Installation and Use) Regulations 1998** and applies to all UK landlords.

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### Why GSC Compliance Matters

A Gas Safety Certificate ensures:

- Safe operation of gas appliances
- Legal compliance for landlords
- Protection from fines, prosecution, or imprisonment
- Validity of landlord insurance
- Reduced risk of carbon monoxide incidents
- Fewer council enforcement issues

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### How a Gas Safety Check Works

During a gas safety inspection, the engineer will:

1. Test the safe operation of all gas appliances (boilers, cookers, fires, etc.)
2. Check for gas leaks
3. Confirm correct burner pressure and combustion
4. Ensure proper ventilation
5. Inspect flues and chimneys

6. Check pipework for deterioration or damage
7. Test safety devices
8. Verify emergency controls

Once completed, the engineer will issue a **Pass** or **Fail** Gas Safety Certificate.

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### **Boiler Servicing – How It Fits In**

Boiler servicing is **not the same** as a Gas Safety Check, but it is highly recommended and sometimes necessary.

#### **Is a boiler service legally required?**

A boiler service is **not always a legal requirement**, but:

- Many warranties require a **yearly service**
- Most boiler manufacturers recommend **annual servicing**
- Older boilers often need servicing more regularly to remain safe and efficient
- A service can identify issues before they become dangerous

#### **Should landlords get annual boiler services?**

Yes. While not legally mandatory in every case, annual servicing is considered **best practice for landlords**, especially for older systems.

A GSC checks **safety**, whereas a boiler service checks **performance, wear, efficiency, and long-term health** of the appliance.

Including an annual service:

- Extends boiler lifespan
  - Reduces breakdowns
  - Helps prevent future GSC failures
  - Protects tenants and maintains compliance
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### **How Long a GSC Lasts**

A GSC is valid for **12 months**.

Checks must be renewed:

- Every year (within 12 months)
- Before a tenancy begins if the previous certificate is out of date
- After significant appliance work or full boiler replacement

Landlords can use the **“MOT-style” renewal window** — completing checks in the last 2 months of validity without losing days on the next expiry date.

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## Pass vs Fail on a GSC

### What is a “Pass”?

A **satisfactory GSC** means:

- All gas appliances are safe
  - Flues and ventilation are compliant
  - No dangerous defects are present
  - The property meets legal standards for another 12 months
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### What is a “Fail”?

A GSC fails when an appliance or installation is unsafe. Defects are classified as:

#### **Immediately Dangerous (ID)**

An immediate risk to life or property. The engineer must disconnect the appliance.

#### **At Risk (AR)**

Not currently dangerous, but could become so. The engineer will advise disconnection until repaired.

#### **Not to Current Standards (NCS)**

Not unsafe, but below modern recommendations. Does *not* cause a fail.

A GSC is officially **unsatisfactory** if **any ID or AR issues** are present.

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### **What Are Remedial Works?**

If the GSC is unsatisfactory, **remedial works** are required to make the system safe.

These may include:

- Repairing or replacing faulty boilers, cookers, or gas fires
- Fixing gas leaks
- Replacing damaged pipework
- Installing missing safety features
- Improving ventilation or flue systems
- Correcting pressure or combustion issues

Only a **Gas Safe registered engineer** may carry out these works.

Once completed, the system must be rechecked, and the GSC must reflect a **satisfactory** result.

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### **Legal Responsibilities After a Failed GSC**

If a landlord receives an **unsatisfactory GSC**, they must:

#### **1. Ensure dangerous appliances are disconnected immediately**

Engineers have legal authority to disconnect unsafe systems.

#### **2. Complete all remedial works promptly**

There is **no grace period** — issues must be resolved urgently.

#### **3. Provide tenants with the GSC**

- Within **28 days** of the inspection
- Before move-in for new tenants

#### **4. Provide the certificate to the council if requested**

Failure to do so can lead to enforcement and penalties.

**Penalties for non-compliance may include:**

- Unlimited fines
- Criminal prosecution
- Possible imprisonment
- Invalidated landlord insurance
- Enforcement notices or property bans

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**What This All Means for UK Landlords**

Here's what landlords must remember:

**✓ A GSC is legally required every 12 months**

This applies to *all* rental properties with gas.

**✓ Boiler servicing is strongly recommended**

Especially for older boilers or those under warranty.

**✓ A pass means the property is safe**

You must keep and distribute the certificate as required.

**✓ A failed GSC requires immediate action**

Dangerous appliances must be disconnected and repaired.

**✓ Tenants must always receive the GSC**

Not providing it is a breach of landlord law.

**✓ Gas safety protects your tenants *and* your business**

Regular checks reduce breakdowns, risks, and legal issues.

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### **In Summary**

A Gas Safety Certificate ensures that your rental property is safe, legally compliant, and ready for tenants. Annual GSC checks — combined with regular boiler servicing — help prevent breakdowns, avoid legal problems, and maintain a safe living environment.