

10 Gas and Electrical Safety

- 10.1 Fareham Housing has a statutory duty¹ to ensure that any Fareham Borough Council owned gas appliances are safe to use before the incoming tenant takes up occupancy, and that any tenant owned appliances that were removed do not cause unsafe conditions.
- 10.2 Arrangements will be made at the time of the property inspection for the appropriate gas and electrical safety checks to be carried out, and tenants will be expected to allow reasonable access for this to take place, as set out in their tenancy agreement².
- 10.3 Arrangements will also be made for an Energy Assessor to complete and issue an Energy Performance Certificate (EPC).
- 10.4 *In most cases the gas and electrical safety checks will happen soon after the incoming tenant has moved in, however if deemed to be required at the time of the property inspection or the current certification is within 3 months its due date, they will be undertaken prior to the Mutual Exchanges.*
- 10.5 Mutual Exchanges will not be permitted to go ahead until these checks and any remedial works needed have been satisfactorily carried out.
- 10.6 It is the responsibility of the incoming tenant to ensure the safe and legal installation of any household appliance.³ They must ensure that they instruct, and pay for, a Gas Safe Engineer to connect, test and certify any new or used gas cooker installation or other appliance, or make arrangements for a qualified electrician to connect an electrical cooking appliance.
- 10.7 Where the incoming tenant has had a gas appliance connected, they must provide the Council with a copy of the installation certificate which has been generated by a Gas Safety engineer.

¹ 1998 Gas Safety (Installation and Use) Regulations, s.36

² Fareham Housing [Secure Tenancy Agreement \(fareham.gov.uk\)](https://www.fareham.gov.uk) s.7.11

³ *ibid.* s.7.7