

What happens with tenant-owned gas appliances?

Under the Gas Safety Regulations 1998 a tenant has a duty to ensure the maintenance and safety of the appliances they own. Given that this duty exists, tenants who own their own gas fires have not before been covered by the gas servicing work carried out by PHA.

Gas fire servicing is not carried out by the association, we will inspect the flue linked to the fire only.

PHA feel this is important to ensure the safety of their customers, to help increase energy efficiency and to inform customers of the necessary repairs and improvements that they need to make to deteriorating equipment. Gas cookers owned by tenants will not be serviced but will be given a free visual safety check.

- [Up to Repairs](#)
- [Next: What if the inspection uncovers any faulty tenant-owned equipment?](#)