



## **NMHF Compliance Best practice: Gas safety update Dec. 2016**

### **Q. What is the MOT style of gas safety check?**

A. MOT style of gas safety check is a proposal that has been developed between HSE and Industry to allow greater flexibility on when the annual gas safety check can be completed but still retain the same renewal date. Such an approach already operates for car MOTs. It would allow social landlords to carry out annual gas safety checks up to 2 months before the current check's renewal date but still keep the same renewal date. The [Association of Gas Safety Managers](#) (AGSM) carried out a [survey](#) on these proposals in 2013/14, which showed strong support from social landlords.

### **Q. Why hasn't the MOT style of gas safety check been adopted?**

A. Regulation 36(3) of the Gas Safety (Installation & Use) Regulations 1998 needs to be amended to allow the annual safety 'due date' to be retained if the check was done earlier. HSE are [consulting \(CD 280\)](#) on amendments to Regulation 36(3) and associated Guidance. The consultation closes on 27 January 2017. If the consultation supports MOT style gas safety checks, HSE would make the case to Ministers for the Regulations to be amended.

### **Q. What are the benefits of MOT style of gas servicing?**

A. HSE has estimated the programme and logistical savings to social landlords of up to £380 million (25 year present value) with one-off costs of just over £12 million for revised IT and familiarisation with the changes.

### **Q. Are there any risks to gas safety?**

A. The [HSE consultation document](#) considers that the proposed flexibility as to when the annual gas safety check is carried out poses no risk to gas safety (in the same manner as car MOTs). The proposed flexibility is voluntary and landlords would not be obliged to adopt the flexibility offered.

### **Q. Would the MOT style of gas safety checks help with problems of gaining access?**

A. Partially – the MOT style of gas safety checks could help with problems of gaining access by enabling landlords to start the annual cycle with sufficient time to allow for any legal and court procedures to gain access. The proposed flexibility offered by MOT style checks would reduce the costs of servicing homes more frequently than legally required. Landlords would still have the costs for legal action to gain access.

### **Q. Are there other ways to address the access problem?**

A. Yes – one way would be for landlords to target, for early engagement, only those homes where there have been problems with gaining access for gas safety checks. This would enable the majority of stock to have planned annual servicing and gas safety checks on the normal timetable. Another way would be publicise the safety risks and consequences of tenants refusing access, such as new locks, keys and inconvenience.