

A Duty Holder's Guide to Gas Safety (GSIUR 1998)

What the Gas Safety (Installation and Use) Regulations 1998 require of landlords and those in control of premises.

What it is

GSIUR governs the safe installation, maintenance and use of gas appliances, pipework and flues. All work on gas must be carried out by a Gas Safe registered engineer.

Who the duty holder is

Duties fall on landlords for rented properties, and on employers and those in control of premises for commercial gas. If you let property or run premises with gas, they apply to you.

What it requires of you

- Use only Gas Safe registered engineers for any work on gas appliances, fittings or flues.
- Arrange an annual gas safety check of appliances and flues in rented properties.
- Maintain gas appliances, pipework and flues in a safe condition.
- Keep a record of each safety check and give a copy to the tenant.
- Act on any defect found, and never use or allow use of an appliance known to be unsafe.

How often

Gas safety check (rented homes)	Every 12 months
Landlord Gas Safety Record	Given to the tenant within 28 days, kept for at least 2 years

What happens if you don't

Breaches of GSIUR are a criminal offence. They can lead to HSE enforcement, prosecution, unlimited fines and imprisonment, and carry a real risk of gas explosion or carbon monoxide poisoning.

Sources: [Gas Safety \(Installation and Use\) Regulations 1998](#), [Gas safety: HSE guidance](#)

This guide is general guidance, not legal advice, and is a summary only. Duties and intervals can change and depend on your circumstances. Always check the current regulation and take competent-person advice. Last reviewed June 2026.