

Landlord Certificates Fact Sheet

Correct oil fired equipment installation and maintenance is essential for performance and safety. This factsheet has been produced to clarify requirements surrounding rented accommodation.

There is no legal requirement in the United Kingdom and the Republic of Ireland for a landlord to obtain a landlord safety certificate for oil fired equipment installed within a let property. However, BS 5410 Part 1 requires oil fired appliances to be serviced periodically in accordance with the manufactures instructions. Oil tanks and oil feed pipework should be checked for general condition and any leaks repaired. This is to reduce pollution incidents which may result from inadequately stored oil.

To promote safety of tenants and instill peace of mind to Tenants, Letting Agents, Landlords and to satisfy some property insurers, it is recommended that an OFTEC Registered Technician services and inspects an oil installation at least annually. As well as peace of mind, planned maintenance can keep an appliance operating at peak performance, reducing fuel bills, save on costly call out fees if an appliance fails and reduces the risk of carbon monoxide poisoning.

There have been no recorded deaths related to oil fired appliances and carbon monoxide, but if an oil fired appliance is incorrectly installed and/or maintained this can, although not common, produce carbon monoxide.

Carbon monoxide is a highly toxic poisonous gas which is given off by appliances burning all fossil fuels. It is odourless, colourless and tasteless and is therefore difficult to detect.

Some symptoms of carbon monoxide poisoning are as follows:

- Tiredness
- Headaches
- Dizziness
- Nausea
- Vomiting



To reduce the risk of carbon monoxide poisoning make sure that oil fired equipment is annually inspected as detailed in this information sheet and for extra protection fit an audible carbon monoxide detector manufactured to BS EN 50291 and BS 7860. Carbon monoxide detectors are warning devices only and must never be substituted for regular service and maintenance.

OFTEC Registered Technicians have been trained to work competently, safely and applying recognised industry practices. OFTEC Registered Service and Commissioning Technicians are the only persons that can obtain industry recognised OFTEC CD/11 Service and Commissioning Forms. The form provides written evidence of service/maintenance confirming the condition of the appliance and installation, any non-conformities and any remedial work required to bring the installation up to current regulations/standards. The Landlord/Letting Agent should retain a copy of the CD/11 form so they can demonstrate that they have met

their legal duty of care to the tenant by having the installed oil fired equipment properly maintained and tested.

NOTE

Where tenancy agreements put the responsibility of the maintenance on the tenant, it is recommended for Landlords and Letting Agents piece of mind that the tenant is required to use an OFTEC Registered and can provide a copy of a CD/11 form to demonstrate that they have met the terms of their tenancy agreement.

Finding an OFTEC Registered Technician

The OFTEC website enables you to locate your nearest Registered Technicians. OFTEC Registered Technicians are appropriately qualified and insured to work in your home. They can also advise on energy efficiency.

You can also find a list of local Registered Technicians under the OFTEC logo in the 'Heating Engineers' section of your local pages.

For further information on oil heating and cooking, please see www.oftec.org

