



MINISTRY OF DEFENCE

INFORMATION NOTE

Subject: THE NON-REQUIREMENT FOR GAS SUPPLY DIAGRAM IN CERTAIN MOD PROPERTIES

Number: 04/12

DIO SEC Strategy & Policy Sponsor:

RA Cawthorne

Date of issue:

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Who should read this:

Top Level Budget Holders, Prime Contractors, Private Finance Initiatives, Public, Private Partnership and other traditionally procured contracts, Project Managers, Site Estate Authority Teams and Property Managers with responsibility for MOD projects and Property Management Works Services (including the legacy work of EWCs/WSMs), Coordinating Authorising Engineers, Authorising Engineers Mechanical, Authorised Persons Mechanical and Designers, Installers and Maintainers of gas installations and appliances.

When it takes effect:

Immediately

When it is due to expire:

When advised

Document Aim:

To clarify the duties of landlords, where MOD is the landlord, and the provision of system line diagrams with respect to the requirements of the Gas Safety (Installations & Use) Regulations 1998 (the Regulations).

Background:

Regulation 36(3)(c)(iv) gives the Duties of Landlords, in that: '...a landlord shall...ensure that a record [is kept, which] shall include...a description of and the location of each appliance or flue checked.'

Regulation 24 refers to Large Consumers being required to display a line diagram if gas is supplied to appliances on two or more floors of a building, or if the service pipe is greater than 50mm diameter internally. The ACOP (Guidance 157) further clarifies this by stating that '...pipes of less than 25mm diameter do not need to be shown on the diagram...'

Regulation 17(1) refers to Secondary Meters and the necessity to display a line diagram at the primary meter which serves them.

Action Required:

Where MOD is the landlord of a property having a gas service pipe of less than 50mm internal diameter serving appliances on a single floor and does not supply a secondary meter, there is no requirement for a line diagram to be maintained with the meter.

There remains a requirement for an annual gas safety check by MOD, the retention of the results for two years, with a copy being passed to existing tenants within twenty-eight days, or new tenants before they move in.

References:

Gas Safety (Installations & Use) Regulations, 1998

HSE website: Landlords responsibility for gas safety / Record Keeping / What has to be recorded?

Gas Safe website: Advice / What information does the Landlord's Gas Safety record contain?