Gas Safety & Compliance Terms

Manchester EICR Limited | Version 2026.3 | 20 October 2026

Replaces version 2026.2 (effective 14 October 2026), which continues to apply to instructions given from 14 October 2026 until the effective date above. Earlier versions apply to instructions given before 14 October 2026.

Key points

- Gas work is carried out and certified by Manchester Gas Safety Limited, Gas Safe registration number 976164.
- We issue a gas safety record for every check, recording any defects and action taken.
- Unsafe situations are handled under the Gas Industry Unsafe Situations Procedure, and we tell you the same day.
- Where a carbon monoxide alarm is needed, we fit one at £35 + VAT.
- Remedial work by others must be re-inspected by us before we issue an updated record.
- Late cancellations and missed appointments are £80 + VAT per visit.

This summary is for convenience. The full terms below apply.

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These terms apply to gas safety and gas services booked with Manchester EICR Limited. They apply together with our General Terms & Conditions. Words defined in the General Terms have the same meaning here.

1 Who carries out gas work

1.1 All gas work is carried out and certified by Manchester Gas Safety Limited, Gas Safe registration number 976164, as subcontractor to Manchester EICR Limited, unless you contract with Manchester Gas Safety Limited directly. Every engineer carrying out gas work holds a current Gas Safe licence for the work concerned.

1.2 Gas safety records and other gas documents show Manchester Gas Safety Limited's registration number and the engineer's name and licence number.

1.3 Where you book through Manchester EICR Limited, your contract remains with Manchester EICR Limited, and we remain responsible to you for the gas work under our General Terms.

Manchester Gas Safety Ltd, Gas Safe reg. 976164

2 Our gas services

2.1 Our gas services include landlord gas safety checks and records, commercial gas safety inspections, boiler and appliance servicing, breakdown and fault call-outs, and supplying and fitting carbon monoxide alarms.

2.2 A gas safety check does not include a full service or dismantling of appliances unless you book a service as well.

3 What a gas safety check covers

3.1 A gas safety check covers the gas appliances, flues and pipework that are accessible at the property on the day, carried out in line with the Gas Safety (Installation and Use) Regulations 1998 and Gas Safe Register guidance.

3.2 We do not dismantle appliances, or inspect concealed pipework or flues, unless access is reasonable and agreed. Any appliance or area we cannot check is recorded on the record.

4 Gas safety records and unsafe situations

4.1 We issue a gas safety record for every check, recording each appliance checked, any defects found and any action taken. Records are released once payment has cleared, except where clause 5.3 of our General Terms requires earlier release so that a landlord can meet a legal duty to give the record to a tenant.

4.2 Where an unsafe situation is found, our Gas Safe registered engineer follows the current Gas Industry Unsafe Situations Procedure. That includes classifying it (for example Immediately Dangerous, At Risk or Not to Current Standards), taking or recommending the appropriate action, seeking permission where the procedure requires it, giving the necessary warnings and notices, making any required notifications, and recording the outcome.

4.3 Where there is immediate danger we will tell the person on site and the client on the same day, whether or not any invoice has been paid, and we will make the situation safe where we can. We may also be required to report certain incidents and dangerous situations to the gas supplier or the authorities.

4.4 Where remedial work is needed, we will provide a quotation. Once remedial work has been completed and checked, we can issue an updated record showing the appliances are safe to use.

5 Carbon monoxide alarms

5.1 Where we carry out gas safety or gas servicing work, you are responsible for making sure a compliant carbon monoxide alarm is present where the law requires one.

5.2 Where no compliant alarm is present, or the existing alarm is out of date, faulty or not compliant, you authorise us to supply and fit a 10-year sealed battery carbon monoxide alarm at £35 + VAT as part of the Works. This charge is shown in our price list and booking confirmation, and we will tell the person on site before fitting.

6 Remedial work by others

6.1 If remedial work is carried out by someone else, they must be Gas Safe registered for the work and must certify their own work.

6.2 We do not issue our own updated record for work carried out by others unless we have re-inspected it ourselves. Re-inspection is charged at our standard rates, and photographs or third-party invoices are not accepted in place of it. This does not affect the validity of properly certified work by another Gas Safe registered engineer, and you are free to use them.

7 Photographs

Clause 10 of our General Terms applies: where we take photographs, a selection is included free of charge as a courtesy. They are not part of the gas safety record, and not every finding is photographed.

8 Missed appointments and cancellations

Clause 6 and Schedule 1 of our General Terms apply. For gas work, late cancellations and abortive visits are charged at £80 + VAT per visit, plus our standard hourly rate for any time spent on site.

9 What a gas safety record shows

9.1 A gas safety record shows the condition of the appliances, flues and pipework checked on the day of the check, within the limitations recorded. It is not a guarantee of future performance or safety.

9.2 We are not responsible for faults that arise after the check, or that are caused by misuse, lack of maintenance, alterations, damage, interference or work by others.

10 Standards

Gas work is carried out in line with the Gas Safety (Installation and Use) Regulations 1998, Building Regulations Part J, the Gas Industry Unsafe Situations Procedure, manufacturers' instructions and Gas Safe Register guidance.

11 Complaints

Our complaints process in clause 13 of our General Terms applies. Concerns about the safety of gas work can also be raised with the Gas Safe Register, which considers safety and technical standards; it does not resolve refunds, compensation or contractual disputes.

12 Liability

Clause 14 of our General Terms applies to all gas work. Nothing in these terms limits liability for death or personal injury caused by negligence, for fraud, or for any other liability that cannot be limited or excluded by law.