**Private Landlords Questions**

*While we appreciate that a lot of the answers depend on the dynamics of your stock, can you please provide your best guess/assumption – many thanks.*

**Reduction in the number of gas safety checks undertaken**

1. How many weeks prior to the anniversary date of the landlord gas safety record do you commence your annual access programme (i.e. when does the first notification go out to tenants)?

|  |  |
| --- | --- |
| Less than a week | 6 weeks |
| 1 week | 7 weeks |
| 2 weeks | 8 weeks |
| 3 weeks | 9 weeks |
| 4 weeks | 10 weeks |
| 5 weeks | Other |

1. How many weeks prior to the anniversary date of the landlord gas safety record do you first attempt to access the rental property?

|  |  |
| --- | --- |
| Less than a week | 6 weeks |
| 1 week | 7 weeks |
| 2 weeks | 8 weeks |
| 3 weeks | 9 weeks |
| 4 weeks | 10 weeks |
| 5 weeks | Other |

1. What is your estimated first time access success rate expressed as a percentage (%)?

|  |  |
| --- | --- |
| 0-9% | 50-59% |
| 10-19% | 60-69% |
| 20-29% | 70-79% |
| 30-39% | 80-89% |
| 40-49% | 90-100% |

1. According to anecdotal figures from Corgi Technical Services, the average cost of an annual gas safety check in the social housing sector is around £60. What is the average cost of a Gas Safety Check and Certificate (CP12) in the private landlord sector?

|  |
| --- |
| £ |

1. In terms of the average cost of a landlord gas safety check figure you’ve provided in response to question 7, is this a flat rate figure (i.e. £60 for *any* gas safety check and certificate) or is it the cost of the gas engineers time (i.e. for a longer job it will be more expensive)? Or is it based on something else – please provide further details below:

|  |
| --- |
|  |

**Arranging landlord gas safety checks**

1. In general, how do private landlords purchase their annual landlord gas safety check?

|  |  |
| --- | --- |
| Arrange directly with gas engineer | Included as part of a service contract |
| Arrange via letting agent | Other (please specify below) |

**Programme Slippage**

1. Figures provided by Corgi Technical Services suggest that there are costs associated with unsuccessful attempts to undertake annual gas safety checks at social housing properties. Based on your knowledge, are similar sort of ‘programme slippage’ costs experienced in the private landlord sector?

|  |  |  |
| --- | --- | --- |
| Yes | No | Unsure |

1. A large social housing provider has indicated that the cost of a wasted visit for a gas engineer is £41 – do you think the figures for the private landlord sector are higher, about the same or lower?

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Higher | About the same | Lower | N/A | Unsure |

If you’ve indicated ‘higher’ or ‘lower’, please indicate by how much?

|  |  |
| --- | --- |
| Less than £5 | £16 to £20 |
| £5 to £10 | £21 to £25 |
| £11 to £15 | More than £25 |

1. The same social housing provider also indicated that the administration costs of a wasted landlord gas safety check is about £23 - do you think the figures for the private landlord sector are higher, about the same or lower?

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Higher | About the same | Lower | N/A | Unsure |

If you’ve indicated ‘higher’ or ‘lower’, please indicate by how much?

|  |  |
| --- | --- |
| Less than £5 | £16 to £20 |
| £5 to £10 | £21 to £25 |
| £11 to £15 | More than £25 |

1. Are there any other costs associated with programme slippage in the private landlord sector – please provide details below:

|  |
| --- |
|  |

**Logistical savings**

1. Again, figures for the social housing sector[[1]](#footnote-1) indicate that lost time costs are incurred due to engineers zig-zagging across towns and cities in order to meet differing landlord gas safety check dates. In your experience, what is the optimum number of landlord gas safety checks which can be undertaken if addresses were grouped together, compared to what the average might look like under the current regime (for example, responses from social landlords indicate that with the more flexible 10 to 12 month MOT-type scheme, engineers can visit 9 properties in a day compared to only 6 under the current system)? So, what is the:
   1. Average number of landlord gas safety checks per day when properties are in the same street

|  |
| --- |
|  |

* 1. Average number when scattered around as they currently are?

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| --- |
|  |

**Familiarisation costs**

1. In your opinion, what proportion of private landlords do you expect will read the new regulations and/or guidance about the MOT-style of landlord gas safety checks when it comes out?

|  |  |
| --- | --- |
| Pretty much all (90-100%) | Some (10-39%) |
| Most (60-89%) | Pretty much none (0-9%) |
| About half (40-59%) |  |

1. In your opinion, approximately how long will it take private landlords to read and familiarise themselves with the new legislation and/or guidance about the MOT-style of landlord gas safety checks when it comes out?

|  |  |
| --- | --- |
| Less than 5 minutes | Between 46 minutes and an hour |
| Between 5 and 10 minutes | Between 1 hour and 2 hours |
| Between 11 and 20 minutes | Between 2 hours and 3 hours |
| Between 21 and 30 minutes | More than 3 hours |
| Between 31 and 45 minutes | Other (please specify) |

1. In your opinion, what proportion of private landlords do you expect will go back and refer to guidance as part of their day-to-day work?

|  |  |
| --- | --- |
| Pretty much all (90-100%) | Some (10-39%) |
| Most (60-89%) | Pretty much none (0-9%) |
| About half (40-59%) |  |

1. How do private landlords currently receive information regarding their duties under the Gas Safety (Installation and Use) Regulations 1998 (GSIUR)?

|  |  |
| --- | --- |
| HSE Website | Word of Mouth |
| Trade Association (e.g. National Landlord Association) | Other (please provide details) |
| Letting Agencies |  |

**IT costs**

1. Initial feedback from social landlords suggests that there may be one-off costs to some landlords and organisations in terms of changing their IT systems as a result of moving to an MOT-style system for Gas Safety Checks. Do you think that private landlords will also incur a similar one-off cost?

|  |  |  |
| --- | --- | --- |
| Yes | No | Unsure |

1. If so, what is the approximate cost of changing your IT system to accommodate the proposed MOT-type landlord gas safety checks - either in terms of an overall cost or a ‘per property’ cost?

|  |
| --- |
| £ |

**Other impacts (savings / costs)**

1. Are there any other impacts (costs and/or savings) that haven’t been considered above? If so, please provide details below.

|  |
| --- |
|  |

1. See Association of Gas Safety Managers (AGSM) survey (Dec 2013 / Jan 2014) - <http://www.agsm.uk.com/mot-style-of-servicing-survey-results/>. [↑](#footnote-ref-1)