



# Commercial and domestic gas servicing & inspections

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The Gas Safety (Installation and Use) Regulations 1998 impose duties on users of gas systems to ensure they are safe and suitable for use. These duties include taking responsibility for the annual servicing and inspection of all in-service gas boilers, fires, heaters and any other type of gas burning equipment.

Regardless of the size, type or location of such appliances and systems, it is mandatory to ensure that they are serviced, often in accordance with manufacturer's specifications, at least once a year. Failure to comply with this legislation may result in penalty fines, loss of supply, or in severe cases imprisonment or death.

Through PHS's National network of GAS SAFE registered gas engineers; we are able to offer our clients a comprehensive solution to all their commercial and domestic heating needs. From a single dwelling through to a multi-thousand site domestic, retail or commercial portfolio, we are able to provide rapid response or planned maintenance solutions.

Our engineers are experienced and qualified to work on gas, LPG and oil fired systems of any capacity and can perform any type of work from a simple boiler service, through to large scale design, install and commissioning of major heating plant. All planned maintenance programmes are managed from a regional office where details of all inspections are recorded, including the due date of the next inspection so that we can notify you in advance; ensuring your gas system or appliance is always compliant

PHS Gas Engineers can perform periodic inspections and maintenance on the entire range of gas fired appliances. During the course of inspections, PHS gas engineers are able to repair minor defects found and will provide full certification to cover all inspections and any subsequent repairs. All engineers are fully capable of diagnosing and rectifying all electrical malfunctions associated with gas appliance control systems ensuring that your system or appliance is out of commission for the minimum period of time.

Ultimately, our gas compliance services division can ensure that all PHS customers have peace of mind that their heating systems are safe, functional and compliant.



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# Gas systems design installation and repairs

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PHS offers our customers a complete design and install solution for gas systems whether they are upgrades to existing systems or entirely new build projects. Regardless of the size, type or location of the project, PHS design engineers are on hand to work with you to create a system that delivers the needs of a particular environment and complies with all current technical and safety legislation.

All install projects are designed using state of the art computer technology and design drawings can be submitted for approval and amended prior to client sign off. All materials are sourced responsibly from suppliers who comply with our own sustainable procurement policies giving you peace of mind.

PHS GAS SAFE registered installers will liaise with client staff during the installation process and dedicated project Managers will be assigned to deal with all elements of the work.

The PHS Gas services team can also offer reactive and planned maintenance packages to take of your gas installations after install. Regular inspections, servicing and gas safety checks can be built into an annual maintenance contract designed to offer ongoing safety and compliance and ensure your installation enjoys the longest possible life span.



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# Landlords gas safety inspections

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Every landlord in the UK has a legal obligation under the GSIUR (Gas Safety and Installation Regulations) 1998 to ensure that all gas pipe work, appliances and flues provided by them for use by their tenants are regularly inspected and maintained. This work must also be accompanied by an Annual safety check that covers each aspect of the gas system owned and supplied by the landlord, appliances owned by the tenant are not necessarily the landlord's responsibility, but any connected or associated equipment such as pipe work or flues are.

PHS Compliance carry out in excess of 3000 landlord's gas safety inspections each year across the UK for major pub retailers, social landlords, housing associations and property agents. These inspections are carried out by our National team of GAS SAFE registered engineers who are all trained and qualified to carry out landlord gas safety inspections and complete relevant certification.

We recognise that keeping tenanted properties operational is vital, we therefore ensure that our engineers are equipped to make essential onsite repairs to gas systems and appliances where required enabling your tenants to remain in their properties and giving you peace of mind.

In order to ensure landlords meet their obligations as far as paperwork is concerned, we complete certification electronically on site and can leave a paper hard copy with your tenants immediately as well as maintaining the landlords copy in an electronic file accessible via our website for the required period of 2 years.

For landlords operating a significant property portfolio, we will manage your risk and compliance end to end by making appointments with your tenants, carrying out gas safety checks, repairing defects and holding all documentation on file, we will also produce comprehensive management information for you to view online and deal with any legislative audits you may undergo on your behalf allowing you to continue with your work.



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