

# Landlord Oil Installation Check



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 or 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 and equipment to be serviced periodically in accordance with the manufactures instructions. Oil storage tanks and oil supply pipe work should be checked for general condition and any leaks repaired.

To promote safety and instil peace of mind to tenants, letting agents, landlords and property insurers, it is recommended that an OFTEC Registered Technician services and inspects oil fired installations at least annually. Additionally, planned maintenance can keep an appliance operating at peak performance, thus, keeping fuel bills to a minimum, save on costly call out fees if an appliance fails unexpectedly and reduces the risk of carbon monoxide poisoning.

There have been no recorded deaths relating to oil fired appliances and carbon monoxide. However, any fossil fuel burning appliance has the potential to produce carbon monoxide if incorrectly installed or maintained.

Carbon monoxide is a highly toxic poisonous gas which is produced by the incorrect burning of a fossil fuel. It is odourless, colourless, tasteless and therefore difficult to detect.

## Some symptoms of carbon monoxide poisoning include:

- Tiredness;
- Headaches;
- Dizziness;
- Nausea;
- Vomiting.

For added protection and peace of mind, occupants can fit an audible carbon monoxide detector, which should be manufactured to BS EN 50291. Although, it must be borne in mind that carbon monoxide detectors are warning devices only and must not be

substituted for scheduled periodic maintenance. OFTEC Registered Technicians have been trained and assessed in working competently, safely and applying recognised industry practices.

At the request of tenants, letting agents, and landlords, OFTEC has devised an OFTEC CD/12 Landlord Oil Installation Check form where there is a need to verify an installations compliance with the Building Regulations, health & safety and efficiency regulatory requirements. OFTEC Registered Service and Commissioning Technicians are the only persons that can obtain a CD/12 Landlord Oil Installation Check form, which comes in triplicate format to allow a copy to be retained by the tenant, letting agent/ landlord and the Registered Technician.





It should be noted that the completion of a CD/12 form should not require intrusive work to be carried out on the installed equipment and does not negate the need for equipment to undergo scheduled periodic maintenance. Information recorded should reflect the operational condition of the equipment at the time that the technician was in attendance.

With the letting agents/landlords consent, an OFTEC CD/11 Service and Commissioning Report form can be completed for the purpose of an oil installation check. A CD/11 can also be used to record observations during scheduled maintenance, as is required by BS 5410: Part 1.

Where tenancy agreements put the responsibility of appliance maintenance on the tenant, it is recommended that tenants use an OFTEC Registered Technician who can provide a copy of an OFTEC CD/12 or CD/11 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](http://www.oftec.org)



For more information on this subject or for further information sheets:

t: 0845 65 85 080 f: 0845 65 85 181 e: [enquiries@oftec.org](mailto:enquiries@oftec.org) w: [www.oftec.org](http://www.oftec.org)  
OFTEC Foxwood House, Dobbs Lane, Kesgrave, Ipswich IP5 2QQ