



Home guide to oil and solid fuel heating in rented accommodation

About OFTEC

OFTEC plays a leading role in raising standards within the heating industries of the UK and Republic of Ireland. Our trade association represents the interests of oil storage, appliance and supply equipment manufacturers and we develop course and assessment material for training providers. We also operate a UKAS accredited competent person registration scheme for over 8,000 technicians involved in the installation and maintenance of oil, solid fuel, and renewable heating equipment and Part P electrical work. Our online shop, OFTEC Direct, supplies a range of technical books, equipment and clothing products for heating technicians.

Carbon monoxide detectors are warning devices only and must not be considered as a substitute for scheduled periodic maintenance. The detector should also be checked regularly in accordance with the manufacturer's instructions.

Why use an OFTEC registered technician?

OFTEC registered technicians are trained and assessed to ensure they work competently, safely and apply recognised industry practices.

Finding an OFTEC registered technician

The OFTEC website enables you to locate your nearest registered technicians by postcode entry. OFTEC registered technicians are appropriately qualified and insured to work in your home. They can also advise on energy efficiency. For further information, please see www.oftec.org



OFTEC

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The correct installation and maintenance of oil fired and solid fuel heating equipment is essential for system performance and safety. This home guide provides guidance for tenants, landlords and letting agents on the installation and maintenance of this equipment and why carbon monoxide detection equipment should be fitted in rented accommodation.

Is there a requirement for landlord safety certificates?

Unlike for gas appliances, 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 or solid fuel heating equipment installed within a let property. However, these appliances still need appropriate periodic servicing in accordance with the manufacturer's instructions. In the case of oil heating, the fuel storage tank and pipework should also be checked for general condition and any faults reported if they can't be readily repaired. Solid fuel installations also require checking and flues will require periodic sweeping.

To promote safety and provide peace of mind to tenants, letting agents, landlords and property insurers, OFTEC recommends that oil fired and solid fuel heating installations are maintained and inspected at least annually by an OFTEC registered technician. Regular maintenance will keep a system operating at peak performance, reducing fuel bills, minimising pollution, saving on costly call out fees for breakdown repairs and lessening the risk of carbon monoxide poisoning (see below).

What forms should be supplied for installation checks or routine maintenance?

An OFTEC registered technician will complete an OFTEC CD/11 (for oil-fired equipment) or CD/81 (for solid fuel burning equipment) service report form during an installation check or scheduled maintenance visit.

Where tenancy agreements place the responsibility of appliance maintenance on the tenant, we recommend that tenants use an OFTEC registered technician who can provide a copy of the appropriate OFTEC service report form (CD/11 or CD/81) to demonstrate that they have met the terms of their tenancy agreement.

Provisions for carbon monoxide detection

Any fossil fuel burning appliance has the potential to produce carbon monoxide if incorrectly installed or maintained.

Carbon monoxide is a poisonous gas that is produced by the incorrect burning of a fossil fuel. It is odourless, colourless and tasteless, making it difficult to detect. Inhaling carbon monoxide can be fatal and some symptoms of carbon monoxide poisoning include:

- Tiredness
- Headaches
- Dizziness
- Nausea
- Vomiting



In all regions, a carbon monoxide detector (performing to British standard BS EN 50291) should be fitted in the same room as any new or replacement combustion appliance installation (such as a boiler), which is located in a building (including non-habitable areas) and not designed solely for cooking purposes*.

** Building regulations in Scotland and the Republic of Ireland require additional detectors in high risk areas, such as bedrooms and principle habitable rooms through which a flue may pass.*

If not already fitted, landlords in Scotland are required to ensure carbon monoxide detectors are installed in houses they rent privately to tenants, if they contain fixed combustion appliances not used solely for cooking purposes – typically a boiler or solid fuel stove heater. A similar requirement applies to landlords in England, but only for solid fuel burning appliances. OFTEC recommends, however, that this condition is applied to all fossil fuel burning appliances in rented accommodation.