

Installation of Gas Cooking Appliances in Flats or 'Multi Occupancy Properties'

What are the requirements?

From June 2008, if you buy any new gas cooking appliances for use in 'multi occupancy properties' (Flat, Multi-storey flat, Maisonette, Bedsit, Sheltered Flat or Sheltered Bedsit.) they cannot be installed unless they contain a Flame Supervision Device.

What is a Flame Supervision Device?

A Flame Supervision Device makes gas hob burners safer. They detect when there is no flame present on the appliance and automatically switch off the fuel supply. This stops the build up of gas, which if ignited could lead to an explosion or a fire. A Flame Supervision Device is also known as a Flame Safety Device or Flame Failure Device.

Will this affect you?

If you are taking the tenancy of a Flat, Maisonette or Bedsit, Sheltered Flat or Sheltered Bedsit and you are buying a new gas cooker it must be fitted with a Flame Supervision Device. You must be aware when buying a new cooker that shops may still have a stock of cookers that do not have this device. This is not illegal but you will find that Gas Safe registered engineers will not connect them to the gas supply.

If you are an existing tenant moving from a house into a flat then you can take your cooker with you even if it does not have a Flame Supervision Device. If you take your cooker with you when you move into your new home, a Gas Safe registered engineer can install it, but they will have to issue you with a certificate of non-compliance if it doesn't have a Flame Supervision Device.

Wakefield and District Housing recommend on Health and Safety grounds that you buy a cooker with a Flame Supervision Device.

We are committed to providing equal access to information. If you would like information in another format, please phone us on 0845 8 507 507.

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