



Part of the Genesis Housing Group

Free gas and electrical safety certificate and EPC – terms and conditions

Pathmeads will need to be provided with at least one full set of keys to access your property for the testing of appliances. Where keys are not provided, the property owner must attend a pre-arranged appointment and grant access to the contractor.

The property owner shall bear the costs of any remedial works required as a result of gas and electrical safety tests. Pathmeads can arrange for any remedial works required to be carried by our contractors, but payment should be made directly to the contractor by the property owner.

The property owner may appoint their own contractor to complete any remedial works but they must arrange for a new certificate to be issued following completion of remedial works by their own contractor. Pathmeads will not be responsible for the cost of issuing a new certificate.

The property owner will reimburse Pathmeads for the full cost of any tests or works carried out on their behalf (plus VAT) should the process not proceed and a lease not be agreed and signed.

Heating breakdown cover will need to be arranged and provided by the property owner in addition to the gas safety certificate. A certificate issued by Pathmeads contractors does not replace the requirement for breakdown cover.