



Northern Ireland Assembly

The Gas Safety (Installation and Use) (Amendment) Regulations (Northern Ireland) 2026

The proposed rule, the Gas Safety (Installation and Use) (Amendment) Regulations (Northern Ireland) 2026, is to be subject to negative resolution procedure.

The Committee received evidence in respect of the proposed statutory rule at the Committee meeting of 1 July 2026. The Committee launched its usual call for views on 2 July 2026. This closed on 16 September 2026. Two responses were received.

Call for Views Responses

Both respondents welcomed the proposals to update the Gas Safety Regulations.

One respondent raised a concern that the legislation does not provide any additional support for landlords to achieve access for a gas installation service, where a tenant does not facilitate access after multiple attempts are made. The respondent suggested that the legal framework should be strengthened (where reasonable) and pre notified access be available for landlords for gas safety inspections, where a tenant has not provided access before 7 days of the relevant expiry date.

Another respondent suggested there is a need for greater alignment between the Department for Communities, Department for the Economy and the Health and Safety Executive for Northern Ireland (HSENI). They also argued for: a shared position on tenant refusal and no-access cases; consistent sector-wide guidance and protocols; consideration of whether existing legislative powers are sufficient to support access for safety-critical inspections and works; and exploration of practical, proportionate measures that balance tenant rights with the need to protect life and property.

Both stakeholders argued that current legal routes available to secure access can be lengthy, expensive and may take many months to conclude. During this period it was argued, gas access challenges bring safety risks.

The Department has advised that it is HSENI's view that the regulations should enforce gas safety duties rather than regulate access rights between landlords

and tenants. HSENI doesn't wish to adjudicate in disputes concerning tenancy and property rights and this should be addressed through Housing and tenancy legislation which is the responsibility of the Department for Communities.

The Committee wrote to the Department for Communities reflecting the above concerns but agreed that in the interim it was content for the Department for the Economy to make the rule.