

Landlord Gas Safety Record

This inspection is for gas safety purposes only in accordance with the Gas Safety (I & U) Regulations. Flues were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out.

Landlords Inspection Service
Aylestone Road
Leicester
Leicestershire
LE2 7QH

Landlord/Agent Details
Miss Joanna Fay
12,Mandeville Road
KENT
Canterbury
CT2 7HB

Property details
37 ST. MARTINS
ROAD
CANTERBURY
CT1 1QP



| Appliance details | | | | | | Inspection details | | | | | | | | |
|-------------------|-----------|------|---------------|----------------------|-------------|------------------------------------|---------------------------------|--------------------------|------------------|---------------|---|----------------|--------------------|---------------------------------|
| | Location | Type | Make | Model | Flue type | Operating value (see key below) | Safety device correct operation | Ventilation satisfactory | Flue performance | | Visual condition of flue and termination satisfactory | Appliance safe | Requested to test* | Indicate YES if unable to test* |
| | | | | | | | | | Flue flow test | Spillage test | | | | |
| 1 | CLOAKROOM | CHB | Ideal Boilers | LOGIC MAX HEAT 2 H18 | Room Sealed | 17.34k | Yes | Yes | N/A | N/A | Yes | Yes | Yes | --- |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | |

| Details of any defects we found | | What we've done | Labelled and warning notice given | Gas installation tightness test and visual inspection of pipework |
|---------------------------------|--|-----------------|-----------------------------------|---|
| 1 | | | | Pass Next safety inspection due on 21st November 2025 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |

This safety record has our engineer's electronic signature:

Engineer name: Gary Harrison 896773

Date: 7th November 2024

Job Number: 1702322540

Number of appliances tested: 1

* If Requested to test is NO or Unable to test is YES, please take a look at the back of this certificate

It is a legal requirement that this record is kept for at least two years

Key for Operating Value
m = Operating Pressure in Millibars (mbars)
k = Gas Rates in kilowatts (kW)
c = Combustion Ratio CO/CO 2 ('c' will only be displayed where neither 'm' nor 'k' could be recorded i.e. an unmetered gas supply).

Contractor's Registration Number: _____



Your Landlord Gas Safety Record is over the page

- This is an important document
- You should take a few moments now to read it
- You may need to refer to this certificate in the future
- Please file it somewhere safe and keep for a minimum of 2 years

Important safety information for landlords

To help you to better understand your landlord gas safety record (also known as a landlord certificate or a CP12) we would like to draw your attention to the following key sections:

Appliance Safe

If there is a "NO" in this section please look at the "Details of any defects we found" and "What we've done" sections overleaf. If you are unsure of any comment please contact the landlords team who will be happy to help you.

Indicate YES if Unable to test

If a "YES" has been entered in the column titled "Indicate YES if unable to test," then the landlord/agent must obtain additional evidence from any person undertaking subsequent work on the appliance, that the appliance is operating safely.

If we couldn't test appliances

You'll need to get written evidence, and must keep it with this record from anyone that checks and/or carries out any work on it to say it's working safely.

Requested to test

If a "NO" has been entered in the column "Requested to Test" and this relates to a gas appliance at the premise that does not belong to the current tenant then it may be a breach of the gas safety regulation to

rent the property without all gas appliances being checked. The only exception to this is if the appliance has been installed by a gas safe registered engineer and is still under the first year warranty.

NCS or NTCS Not to current standards

AR At Risk. This means that the appliance or installation has one or more recognised faults, and could constitute a danger to life or the property if you or anyone else continues to use it. The appliance/installation has been turned off and you shouldn't use it until work has been carried out to correct the faults identified. **It may be an offence to use a gas appliance or installation knowing it is a risk.**

ID Immediately Dangerous. This means that your appliance or installation presents an **immediate danger** to life if you carry on using it or if it's left connected to your gas supply. It's been turned off and should be disconnected for your safety and those around you. Using the isolated installation or equipment before it's been repaired is extremely dangerous. Please do not use it. **It is an offence to use a gas appliance or installation knowing it is dangerous.**

Here are some common abbreviations

| | |
|------|---|
| AECV | Additional Emergency Control Valve |
| ASD | Atmospheric Sensing Device |
| ECV | Emergency Control Valve |
| FSD | Flame Supervision Device (also known FFD) |
| NGES | National Gas Emergency Service |
| PEB | Protective Equipotential Bonding |
| PRV | Pressure Relief Valve |

Key to Appliance Type Abbreviations

| | |
|-----|--|
| AGA | Aga |
| BBC | Back Boiler Circulator |
| BBF | Back Boiler Fire |
| CGE | Electric /Gas Cooker |
| CHB | Central Heating Boiler |
| CIR | Circulator |
| CKR | Gas Cooker |
| FRB | Back Boiler Fire |
| FRC | Back Circulator Fire |
| FRE | Gas Fire |
| GRL | Grill |
| HGE | Electric/Gas Hob |
| HOB | Hob |
| INS | Gas Meter, Pipes & Emergency Control Valve |
| MWH | Multipoint Water Heater |
| OVN | Gas Oven |
| SLC | Split Level Cooker |
| SWH | Single Point Water Heater |
| TDG | Gas Tumble Dryer |
| WAC | Warm Air Circulator |
| WAL | Wall Heater |
| WAU | Warm Air Unit |
| WAW | Warm Air Unit and Water Heater |
| WH | Water Heater |