



Gas Safe  
Registration  
Number  
158205

# Landlord's Gas Safety Record

Landlords Inspection Service  
PO Box 824  
Winchester  
SO23 5ES



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.**

**TENANT DETAILS**

The Tenant  
196 Tunnel Avenue  
London  
SE10 0PL

**LANDLORD/AGENTS DETAILS**

Mr MAYUR PANCHALL  
135b Woolwich Road  
London  
SE10 0RJ

APPLIANCE DETAILS						INSPECTION DETAILS								
	LOCATION	TYPE	MAKE	MODEL	FLUE TYPE	Operating Value (See Key below)	Safety Device Correct Operation	Ventilation Satisfactory	FLUE PERFORMANCE CHECK		Visual Condition of FLUE and Termination Satisfactory	Appliance Safe	Requested To Test	Indicate* YES if unable to test
									Flue Flow Test	Spillage Test				
1	KITCHEN	CHB	Vaillant	TURBOMAX PLUS	Room Sealed	10.0m	Yes	Yes	N/A	N/A	Yes	Yes	Yes	---
2														
3														
4														
5														
DETAILS OF ANY DEFECTS IDENTIFIED						REMEDIAL ACTION TAKEN				LABELLED AND WARNING NOTICE ISSUED	GAS INSTALLATION TIGHTNESS TEST AND VISUAL INSPECTION OF GAS PIPEWORK			
1											Pass			
2														
3														
4														
5														

**NEXT SERVICE CHECK DUE WITHIN 12 MONTHS**

This safety record has our engineer's electronic signature  
 Tenant's signature.....  
 Print name Andrew Lockyer 50978 Date 10-Sep-2024 Job No. 1701699336  
 Number of appliances tested 1 Page 1 of 1

**IT IS A LEGAL REQUIREMENT THAT THIS RECORD BE KEPT FOR A MINIMUM PERIOD OF TWO YEARS**

British Gas is a trading name of British Gas Services Limited which is authorised and regulated by the Financial Conduct Authority.  
 Key for Operating Value  
 m = Operating Pressure in Milibars (mbars)  
 k = Gas Rate in kilowatts (kW)  
 KEY:- See overleaf.  
 \*If unable to test is 'YES', see overleaf



## Key to appliance type abbreviations

AGA	Aga
BBC	Back Boiler Circulator
BBF	Back Boiler Fire
BBQ	Barbecue
BCO	CO Detector
CGE	Electric/Gas Cooker
CHB	Central Heating Boiler
CIR	Circulator
CKR	Gas Cooker
COM	Commercial Appliance
DFC	Dual Fuel Cooker
DGF	Decorative Gas Fire
DL	Laundry Appliance
FRE	Gas Fire
FRB	Back Boiler Fire
FRC	Back Circulator Fire
GH	Green House Heater
GL	Gas Lamp
GOB	Gas Oven
GRL	Grill
HGE	Electric & Gas Hob
HOB	Hob
INS	Installation/Premise
LB	Large Boiler
LBX	Extra Large Boiler
MWH	Multipoint Water Heater
OVN	Gas Oven
SLC	Split Level Cooker
SFA	Solid Fuel Appliance
SA	Smoke Alarm
SWH	Single point Water Heater
TDG	Gas Tumble Dryer
WAC	Warm Air Circulator
WAL	Wall Heater
WAS	Washboiler
WAU	Warm Air Unit
WAW	Warm Air Unit and Water Heater
WH	Water Heater
WS	Sink Water Heater
WSU	Water Softening Unit

## Additional Landlord Information

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.

## Field Terminal Landlord's Gas Safety Record

### Notes for completion of field terminal version of Landlord's Gas Safety Record

1. The field terminal will transfer and print all appliance, safety, defect and remedial action information onto the Landlord's Gas Safety Record.
2. The Engineer MUST sign and make sure his/her name has been printed on the certificate before it is issued.
3. Care must be taken when inserting the certificate into the printer to ensure that the final printed certificate is of a suitable quality, if the print is not of a suitable quality then a further print must be produced. Follow the alignment instructions on the reverse of the certificate.
4. Flue flow Test: Details of flues and testing procedures can be found in Operational Procedure Part 10.
  - This test must be performed using a smoke pellet entered into the flue either via the catchment space, draught diverter or combustion chamber. As far as practicable all parts of the property through which the flue passes should be checked to ensure there is no leakage.
  - The appliance may be used to preheat the flue but should not be operating during the test
  - Gas fires must be removed and the catchment space inspected
  - Other appliances which are connected to unlined chimneys require the catchment space to be checked where there is an inspection opening
5. Request to Test: The inspection should be carried out on all appliances specified on the Field Terminal and any missing appliances noted. Where additional appliances, for which a request to test has not been received, are observed on the premises the appliance details must be entered into the field terminal, to enable details to be printed onto the certificate. A 'No' must be entered in the requested to test box in the landlords screen on the FT against the appliance, the printed certificate will then show N/A in the remaining inspection boxes.

Push to far left of paper feed

6. Unable to Test: Where, due to appliance/component failure, the full range of inspection tests are not able to be undertaken, a 'YES' must be entered in the 'Unable to Test' box on the landlords screen in the FT. This will automatically populate the remaining inspection boxes with N/A and make the section marked 'Details of any defects identified' and 'Remedial action taken' boxes mandatory. The engineer must clearly state the reasons why he/she was unable to complete the tests. This is a free text field and will print out onto the certificate.
7. Details of any faults and 'Remedial Action Taken: Any faults noted and remedial action taken on appliances tested must be entered into the appropriate fields, corresponding to that appliance in the landlords screen in the field terminal.
8. Any unsafe or substandard appliance/installation identified must have a warning notice issued in accordance with Operational Procedure Part 2, and clearly input on the field terminal safety information.
9. Gas Installation Tightness test: A tightness test and visual inspection of exposed areas of pipework must be carried out.
10. If any appliance is identified which does not have evidence of Safety and Standards Approval (e.g. CE Mark as per OP11) it should be fully serviced on a best endeavours basis but if parts are required the landlord should be referred to the installer, manufacturer or his agent.
11. The engineer must print two copies of the certificate from the field terminal, this MUST be carried out on the day of the inspection, regardless of any revisit, leaving one copy with the tenant and returning one copy back to the office for forwarding onto the landlord. In exceptional circumstances if the landlord is on site and demands a copy of the certificate, a third copy should be printed, and issued to the landlord, however a copy MUST be sent back to the office on all occasions.

If you are returning to complete any remedial work, and a defect is shown on the certificate which has been corrected by your work, you must ensure a copy of the paperwork for the return visit is left on site with the tenant and a copy sent back to the office. Under no circumstances do we produce another certificate in this situation, the landlord can demonstrate safety and compliance by having had a valid certificate and proof of the defects being resolved by retaining your revisit paperwork.
12. The tenant's signature is only required in certain circumstances, such as a request from the Housing Association, etc.

**Don't forget to sign your name on the certificate**