



Landlord Gas Safety Record

Cert. No. 4523

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998 section 26(9) and the Gas Industry Unsafe Situations Procedure.

Clews Heating Ltd

Company / Installer

Engineer Paul Clews
 Company Clews Heating Ltd
 Address 121
 Gretna Road
 Coventry
 Post Code CV3 6DT
 Tel No. 07973959824
 Gas Safe Reg 74633
 ID Card No. 4071621

Job Address

Name
 Address 64
 Russell Terrace
 Leamington Spa
 Post Code CV31 1HE
 Tel. No

Customer / Landlord

Name
 Company Regency Properties
 Address 22
 Chatsworth Road
 Lytham St. Annes
 Post Code FY8 2JN
 Tel. No

Appliance Details

Inspection Details

	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Boiler Room	Boiler	Vaillant	Ecotec Plus 438	RS	Yes	Yes	18	37	0.0009	89	9.8	0.0001	14	9.6	Yes	Yes	Yes	Pass	Yes	Yes
2	Kitchen	Cooker	Flavel	FSG51	FL	Yes	Yes	19	9.0	0.000"	5	1.4	NA	NA	NA	Yes	Yes	NA	NA	No	Yes
3	Kitchen	Cooker	Indesit		FL	Yes	Yes	20.0	10	0.0000	2	1.6	NA	NA	NA	Yes	Yes	NA	NA	No	Yes
4	Kitchen	Cooker	Indesit	Montpellier	FL	Yes	Yes	20.1	9.9	0.0000	3	1.0	NA	NA	NA	Yes	Yes	NA	NA	No	Yes
5																					
6																					

Defects / Identified

Labels and Warning Notice Issued

CO Alarm(s)

Optional Checks

1		No
2		No
3		No
4		No
5		
6		

CO Alarm(s) fitted	Yes	Smoke Alarm(s) fitted	Yes
CO Alarm(s) tested and Satisfactory	Pass	Smoke Alarm(s) tested and Satisfactory	Pass
		Water quality/level of inhibitor acceptable	Yes

Emergency Control Accessible Gas Tightness Satisfactory

Gas Installation Pipework Visual Inspection Satisfactory

Equipotential Bonding

NEXT INSPECTION DUE BEFORE 23-Jan-2027

Comments

Signatures

Issued by: Signed

Received Signed by:

Date

23-Jan-2026

Print Name

Paul Clews

Print Name