

Mr David Blackwell
254 Tadcaster Road
..
York
YO24 1ES

Your gas appliance has passed its Gas safety Check

Hello Mr Blackwell

Great news - during your recent Gas Safety Check at 144 Lawrence Street, York, YO10 3EB, our engineer found that all of your gas appliances we were asked to check are safe to use. We've enclosed your Gas Safety Certificate with this letter and we've sent a copy to your tenant too.

Tips on how to keep your gas appliances safe

We want to keep you safe. Here are a few things to look out for:

- **Spot the symptoms of carbon monoxide poisoning** - carbon monoxide poisoning can be fatal. Symptoms include headaches, dizziness, nausea, breathlessness, collapse or loss of consciousness. If you or your tenant experience any of these symptoms there may be dangerous levels of carbon monoxide in your home – especially if the symptoms get better or stop altogether when you leave the house
- **What to do if you suspect carbon monoxide poisoning**- if you suspect dangerous levels of carbon monoxide in the air, act immediately:
 - ✓ Open the doors and windows to let fresh air in
 - ✓ Turn off any gas appliances, turn off the gas at the meter and extinguish any naked flames
 - ✓ Leave the house and see your doctor straight away – or go straight to hospital. Let them know that you suspect carbon monoxide poisoning
 - ✓ Call the Gas Emergency Helpline on 0800 111 999 if you think there's

Your HomeCare number
910010973370

Your agreement address
144 Lawrence Street
York
YO10 3EB

Contact us
britishgas.co.uk

0333 202 9798*
Mon – Sat 8am – 11pm

Letter reference
SVC/WMS/LGSC

11th August 2022

*We may record calls to help improve our service to you. Call charges to 03 numbers will cost no more than 01 or 02 numbers, please check with your phone provider.

any further danger

- **Get an audible carbon monoxide alarm** - you can't taste, smell or see carbon monoxide. So an alarm is the best way to protect your tenant and property. They're easy to install and most cost under £20. Make sure it has a British or European approval mark on it, such as a Kitemark
- **Is your cooker working properly**- if the flame on your gas cooker should be crisp and blue – lazy, yellow or orange flames mean you need to get your cooker checked. Other warning signs are:
 - ✓ Sooty black marks or staining on or around your gas appliances
 - ✓ The pilot light on your boiler cutting out often
 - ✓ Increased condensation on the inside of windows

We'll be in touch again next year to remind you to book your Gas Safety Check - why not put this as a reminder in your calendar, so it's one less thing to worry about.

Helping keep your property and tenants safe.

Thanks

Your British Gas team

Go paperless to help the environment. Just call us and we'll help you switch.

**Need extra
help?**

For letters in large
print, braille or audio,
visit

britishgas.co.uk/psr

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
Mr David Blackwell
254 Tadcaster Road
..
York
YO24 1ES

Property details
144 Lawrence Street
York
YO10 3EB



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	Kitchen	CHB	FERROLI LT	COMBI F30	ROOM-SEALED	26.56k	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
1	Flue <150mm from soil/drain pipe. Agains	NOT APPLICABLE	Yes
2			
3			
4			
5			

Gas installation tightness test and visual inspection of pipework

Pass

Next safety inspection due within 12 months

This safety record has our engineer's electronic signature:

Engineer name: David Turner-Bennett 901660

Date: 10 August 2022

Job Number: 1565249479

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/CO₂ ('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