

Domestic Landlord Gas Safety Record

Inspection Date: 1 September 2025

Unique Serial No:

LGSR-1756-7364-96223

Page No 1 of 1

No. of Appliances Inspected: 1

Ref: Miles Dub-Bennett

Gas Safe Reg No: 56114



Landlord / Agent Details

Name:	Miles Dub-Bennett		
Address:	10 Evelyn Crescent Clifton		
	York		
Postcode:	YO30 6DR		
Telephone:		Mobile:	07756 116114

Site Details

Name:			
Address:	10 Evelyn Crescent Clifton York YO30 6DR England		
Postcode:			
Telephone:		Mobile:	

Registered Business Details

Name:	Yorkshire Central Plumbing LTD		
Address:	110 Wetherby Road		
	York		
Postcode:	YO26 5BY		
Telephone:	01904780780	Mobile:	07860839877

Appliance Details

	Location	Appliance Type	Make	Model	Flue Type FL/ OF RS-BF / RS-FF	Landlord's Appliance (if applicable) Yes / No / NA	Appliance Inspected Yes/No	Operating pressure in mbars or heat input kW/h	Safety device(s) correct operation Yes /No /NA	Ventilation provision satisfactory Yes/No	Visual condition of flue and termination satisfactory Yes/No/NA	Flue Performance Checks Pass / Fail / NA	Appliance serviced Yes / No	Appliance safe to use Yes / No
1	Bathroom	Combi Boiler	Baxi	630 Combi	RS-FF	Yes	Yes	20 mbar/30 kW/h	Yes	Yes	Yes	Pass	No	Yes
2														
3														
4														
5														
6														

Inspection Details

Defects Identified

Remedial Action Taken

Warning Notice issued
Yes (serial) / No

Combustion Analysis Readings

	1st Reading/Min/Low			2nd Reading/Max/High			3rd Reading/Ign/Other		
	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio
1	9.8	27	.0005	N/A	N/A	N/A	N/A	N/A	N/A
2									
3									
4									
5									
6									

Final Checks

Gas Tightness Test initial value:	20 mbar	TT final value:	20 mbar
Satisfactory gas tightness test Yes/No/NA			Yes
Gas installation pipework satisfactory visual inspection Yes/No			Yes
Emergency Control accessible Yes/No			Yes
Main Protective Equipotential Bonding satisfactory Yes/No			No
CO alarm present?	Yes	CO alarm working?	Yes
In date?	Yes		
Smoke alarm(s) present?	Yes	Smoke alarm(s) working?	Yes
This inspection is for gas safety purposes only in accordance with the Gas Safety (Installation and Use) Regulations. Flues were visually inspected 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.			

Sign-off

This Safety record is issued by: Signed			
Gas Operative:	Mr Jeffrey Fowler		
Operative ID No:	3859458	Date:	1 September 2025
Received by: Signed			
Name:			
Position:		Date:	1 September 2025

Flue Types Key

FL - Flueless
OF - Open Flue
RS-BF - Room sealed balanced flue
RS-FF - Room sealed fan flue

**NEXT SAFETY CHECK DUE
BEFORE 1 September 2026**

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