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 Jeff Kane
11,Ribstone Grove
York
YO310NX

Property details
12 GREEN DYKES
LANE
YORK
YO103HA

British Gas

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	Bath	CHB	Vaillant	ecoTEC pro 28 H	Room Sealed	26.27k	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			
2			
3			
4			
5			
P			

Gas installation tightness test and visual inspection of pipework

Pass

Next safety inspection due on 11th August 2027

This safety record has our engineer's electronic signature: David Langley 908621

Date: 12th August 2026

Job Number: 1708478668

Number of appliances tested: 1

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).

*If N/A is selected, it means we've done a visual check that showed no obvious defects. We recommend all gas appliances are serviced once a year to make sure they're safe. Please ask your engineer about this or book an appointment at britishgas.co.uk
**If Requested to test is NO or Unable to test is YES, please take a look at the back of this certificate

Contractor's Registration Number: _____

Gas Safe Register 158205

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.

Note: P=Property

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

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