

Landlord Gas Safety Record

A landlord gas safety site record: every appliance and flue room by room with its checks, analyser readings against the manufacturer's limit, defects and remedial action, counts of unsafe appliances, the installation checks, the engineer's Gas Safe number and the details regulation 36 requires.

1. Property and engineer

Project

Client

Site *

Site address *

Property location

Mark it at the front door, or by the meter if it is outside. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Date of the check *

Time

Date of the previous gas safety check

From the last record, if there is one.

Days since the previous check (if applicable; worked out automatically in the app)

If applicable: More than 12 months since the previous check. Regulation 36(3) requires checks at intervals of not more than 12 months, and no check may be made late. Under regulation 36A a check made in the 2 months before its deadline is treated as made on the deadline date, so the gap can be up to about 14 months. Enter the deadline from the previous record below to check it.

Deadline for this check (next due date on the previous record)

Optional. Under regulation 36A this can be later than 12 months after the previous check.

If applicable: This check is after the deadline on the previous record. Regulation 36 does not allow a late check. Record why it was late and make sure every appliance is now in date.

Landlord or agent, name and address *

Tenant

Engineer name *

Gas Safe registration number (business) *

Engineer licence number

Gas Safety (Installation and Use) Regulations 1998, regulation 36. Landlords must have each appliance and flue checked for safety within 12 months of installation and then at least every 12 months, by a Gas Safe registered engineer. Give a copy of the record to existing tenants within 28 days of the check, and to new tenants before they move in. Keep it until two further checks have been made.

This form records the information regulation 36 requires. Many engineers issue the formal record from their own certification software.

2. Appliances and flues

Rooms (copy this block for each one)

Room *

Gas appliances in this room (copy this block for each one)

Type * (choose one)

- ☐ Boiler
- ☐ Gas fire
- ☐ Cooker or hob
- ☐ Water heater
- ☐ Warm air heater
- ☐ Other

Make and model

Scan the data plate

Scanned in the SiteSurvey app. On paper, write the numbers: serial number, model number.

Owned by the landlord?

- ☐ Yes ☐ No

Flue type (choose one)

- ☐ Room sealed ☐ Open flue ☐ Flueless ☐ Balanced flue

Operating pressure or heat input

Or the combustion performance, where it is not reasonably practicable to examine these.

Safety devices operate correctly (choose one)

- ☐ Pass ☐ Fail ☐ Not applicable

Ventilation satisfactory (choose one)

- ☐ Yes ☐ No ☐ Not applicable

Flue visual condition satisfactory (choose one)

☐ Yes ☐ No ☐ Not applicable

Flue performance test (spillage or flue flow) (choose one)

☐ Pass ☐ Fail ☐ Not applicable

CO reading (ppm) (if applicable)

As shown by the combustion analyser.

CO/CO₂ ratio (if applicable)

Highest ratio allowed by the manufacturer's instructions (if applicable)

Enter the figure from the appliance's instructions. The form does not hold any limits of its own.

Ratio against the manufacturer's limit (if applicable; worked out automatically in the app)

If applicable: The ratio is above the limit in the manufacturer's instructions. Follow those instructions and the unsafe situations procedure before the appliance is left in use.

Above the limit (1 = yes) (worked out automatically in the app)

Other analyser readings or notes

For example the flue gas temperature, O₂ or CO₂, or why a reading was not taken.

Appliance serviced?

☐ Yes ☐ No

Safe to use?

☐ Yes ☐ No

Unsafe situation (if applicable; choose one)

☐ At risk ☐ Immediately dangerous

If applicable: Unsafe appliance. Follow the Gas Industry Unsafe Situations Procedure, tell the responsible person, and record the warning label or notice issued.

Safety defect identified (if applicable)

Remedial action taken (if applicable)

Photos (photos: attach, or note the file names)

This room: appliances checked (worked out automatically in the app)

This room: appliances not safe to use (worked out automatically in the app)

This room: immediately dangerous (worked out automatically in the app)

This room: at risk (worked out automatically in the app)

This room: ratio above the limit (worked out automatically in the app)

This room: landlord's appliances (worked out automatically in the app)

Rooms (worked out automatically in the app)

Appliances checked (worked out automatically in the app)

Landlord's appliances (worked out automatically in the app)

Appliances not safe to use (worked out automatically in the app)

Immediately dangerous (worked out automatically in the app)

At risk (worked out automatically in the app)

Ratio above the manufacturer's limit (worked out automatically in the app)

If applicable: An appliance is immediately dangerous. It must not be left connected or in use. Follow the Gas Industry Unsafe Situations Procedure and record the warning notice and who was told.

3. Installation

Gas tightness test (choose one)

☐ Pass ☐ Fail ☐ Not done

Emergency control valve accessible?

☐ Yes ☐ No

Protective equipotential bonding present?

☐ Yes ☐ No

Carbon monoxide alarm fitted in each room with a fixed combustion appliance (other than a gas cooker), and tested?

☐ Yes ☐ No

If applicable: In England, the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (as amended in 2022) require landlords to fit a carbon monoxide alarm in any room used as living accommodation that has a fixed combustion appliance, other than a gas cooker.

I confirm the check meets regulation 36(9) of the Gas Safety (Installation and Use) Regulations 1998 *

☐ Yes ☐ No

Next check due by

Normally within 12 months of this check. If this check was done up to 2 months early under regulation 36A, the next is due 12 months from the original deadline.

Days from this check to the next due date (if applicable; worked out automatically in the app)

If applicable: The next due date is more than 12 months after this check. That is only right where this check was done in the 2 months before the previous deadline and the deadline date is kept (regulation 36A). Otherwise check the date.

Engineer name *

Engineer signature

Received by (landlord, agent or tenant)

Signature