

LANDLORD GAS SAFETY CERTIFICATE

NEXT SAFETY CHECK DUE WITHIN 12 MONTHS

Client Name:

Clan Gordon

Address:

SUITE 67 Bonnington Bond
2 Anderson Place
Edinburgh
EH6 5NP

Property ID:

113046

Occupier:

Address:

12/18 Pilrig Heights
Edinburgh
Midlothian
EH6 5BB

General Information:

Doc

17

Certificate ID

20230725113037129-233

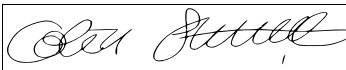
Issued

25-Jul-23

Issued By

Colin Shields


Sign



Received on behalf of the Landlord by

NA

Sign



Installation Information:

Gas installation pipework satisfactory visual inspection

Yes

Emergency control valve accessible

Yes

Satisfactory gas tightness test

Yes

Main protective bonding conductor satisfactory

Yes

Comments:

Replaced Carbon Monoxide Alarm as has reached or will reach manufacturers expiry date within the next 12 months. Existing CO Alarm left onsite.

Appliance Details:				Flueing and Ventilation				Inspection Details:				
Type	Location	Make	Model	Type	Visual	Operation	Vent Adequate	BP (mb)	Gas Rate (kw)	Safety Device	CO/CO2 Ratio	Safe to Use
Boiler	Hall CBD	Keston	Combi C30	RS	Pass	Pass	N/A	N/A	27.9	Pass	0.0009	Pass
Hob	Kitchen	Lamona	4b	FL	N/A	N/A	Pass	20	N/A	Pass	N/A	Pass

CO Detectors							
Type	Location	Expiry	Power Supply	Battery Type	BS EN 50291 Approved	Correct Siting	User Test (Pass)
CO Alarm	Hall	31-Oct-34	Battery	Life time	✓	✓	✓
CO Alarm	Kitchen	10-Sep-30	Battery	Life time	✓	✓	✓

Unsafe Situations:

Warning Notice Issued:

No

Comment

Classification



Battery Carbon Monoxide Detector



Boiler - Combustion Chamber



Boiler - Hall CBD



Bonding



CO Alarm - Hall



CO Alarm - Hall CBD



CO Alarm - Kitchen



Existing CO Detector



Hob - Kitchen



Tightness Test



Tightness Test

IMPORTANT INFORMATION

GENERAL

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been 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.

The Gas Safety (Installation and Use) Regulations 1998 details landlord's duties in respect of gas safety, there are 2 main duties on landlords: annual safety checks on gas appliances and flues (and that a record is kept and issued, or in certain cases, displayed to tenants) and on-going maintenance. Although related, these duties are separate and distinct.

CO DETECTORS

Consult local area guidance to confirm suitability of the alarm type. Scottish Government Guidance states that "CO detectors should be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire and should be replaced on or before the expiry date. Hard wired mains operated CO detectors with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device. CO detectors must comply with BS EN 50291 and, where hard-wired or wireless installations are adopted, applicable European directives."

The Scottish Government has issued Statutory Guidance for the provision of Carbon Monoxide Alarms in private rented housing this came into effect from 1st December 2015. This guidance refers to combustion appliances such as boilers, fires (including open fires), heaters and stoves fuelled by solid fuel, oil or gas all have the potential to cause CO poisoning

Landlords should bear in mind that there are other standards that may need to be met in addition to the repairing standard such as those relating to Houses in Multiple Occupation (HMOs) which must meet physical standards set by the licensing local authority. Detection of carbon monoxide is covered in section 4.5 of the Scottish Government guidance for local authorities on licensing of HMOs.

Landlords should be aware of what the building regulations say in relation to CO detection and have regard to those regulations in assessing what level of CO detectors are needed to ensure that the home has satisfactory provision for detecting and warning of the presence of CO gas in a concentration that is hazardous to health.

It is recognised that in tenement flats with multiple owners, flues may pass through neighbouring properties - this is most likely where there are deteriorating old chimneys but can also occur where gas fires are present. It is not the responsibility of a landlord to install CO detectors in neighbouring properties, however landlords should be aware of any potential risk which could result in gas escaping into other living spaces. If in doubt, landlords should always seek professional advice to ensure the safety of their own tenants and minimise risk to neighbouring properties.

Contract Heating engineers have been trained on the Scottish Government Statutory Guidance for the Provision of Carbon Monoxide Alarms in Private Rented Housing. Gas appliances which require a CO detector will be identified. A sensor inclusive test is not carried out on the detector at this time. Contract Heating engineers have only received training in relation to the requirements for Gas Appliances, any appliances using other fuels are not considered at the time of these checks.

Correct Siting: It is expected that the installation of the CO Detector has been carried out as per the manufacturer's instructions. manufacturers instructions for siting can vary and have not been consulted at the time of this check. Where an "X" has been recorded the manufacturers instructions should be checked to confirm the correct siting of the detector.

EFFECTIVE MAINTENANCE

The landlord has a duty to ensure effective maintenance of the appliances; this usually involves an on-going programme of regular/periodic inspections together with any remedial work.

With consideration to any on-going programme of periodic/regular inspections managed by the client, manufacturer's instructions are followed at the time of this check for all appliances recorded on this certificate, in the absence of the manufacturer's instructions, effective maintenance includes examination of the physical condition and safe functioning of appliance(s), installation pipework, ventilation and any flue for deterioration; carrying out performance tests and taking the necessary remedial action.

A gas analyser may be used in connection with servicing and maintenance of a gas appliance: to determine the level of servicing required, i.e. whether the combustion is satisfactory such as to permit servicing in accordance with the gas appliance instructions to be deferred for a further 12 months. Where this has been carried out results of gas analyser checks will be recorded in the "APPLIANCES CHECKED" section of this report.

Essential safety checks have been carried out these include flueing; ventilation; heat input and/or operating pressure, or, where necessary, both; signs of spillage and/or leakage of combustion products; water leaks; heat stress; mechanical deterioration (e.g. corrosion); the integrity of the appliance case seals and joints; consulting the gas appliance instructions for any special requirements, e.g. checking the operation of safety devices and controls and of condensate removal systems.

APPLIANCE WARRANTY

Appliances that are covered by a manufacturers warranty normally require annual maintenance to ensure the warranty remains valid, the contract in relation to that warranty is between the client and the manufacturer. If it is intended that the maintenance carried out on any appliance at the time of this safety check is to be used as part of an appliance warranty then the client is responsible for ensuring that this work satisfies the conditions of their warranty.