

## Gas Safety Certificate

A gas test must be carried out and a certificate attained annually for any property that is fully or partially tenanted or alternatively you would also require a gas test certificate if you are planning to sell your property.

A gas test must be carried out on all gas appliances including gas boilers, gas cookers/ hobs, gas fires, gas supply and flues also including LPG heaters if applicable.

A gas test can only be undertaken by a Gas Safe registered engineer who is qualified to work on the specific appliances that you require a gas test on. Gas Safe engineers are the only people legally entitled to carry out a gas test and supply you with a gas certificate (CP12). You can check to see if an engineer is Gas Safe Registered by going online and typing their Gas Safe number into [gassaferegister.co.uk](http://gassaferegister.co.uk). We, at Jackman Plumbing are Gas Safe Registered, our company Gas safety number is 306584.

The gas test document contains 3 copies, 1 for the Landlord, 1 for the tenants and 1 for the engineer who issues the gas certificate.

When carrying out a gas test and issuing a certificate (CP12) the engineer must check the gas supply, gas appliances, gas flues and ventilation.

What's included in a gas test:

- Full system soundness test to confirm no gas leaks in property
- During a gas test the appliance is checked for gas tightness
- A gas test will also ensure there is a sufficient gas pressure being delivered to the appliance by the gas pipe work
- The appliance pressure will be checked
- An adequate ventilation check will be carried out during the gas test
- A gas test will also incorporate flue testing to ensure the satisfactory removal of combustion products
- Check flue termination is installed correctly
- A gas test for the burner pressure/gas rate checked against manufacturer's manual will be carried out
- Ensuring correct operation of flame failure devices
- All safety devices must be checked during a gas test to make sure they are working correctly
- During a gas test checks will be made to make sure the stability brackets are correctly installed (where appropriate)
- Ensure the piping is rigid and not flexible hose
- A gas test will also flag up any installation defects that don't comply with current regulations
- Check for signs of unsafe or irresponsible operation and report to responsible person
- Ultimately a gas test will verify the appliance is safe for you to use

A certificate can only be issued when a gas test has been carried out, the above have all been checked and the engineer believes them all to be satisfactory.

Included on a gas test certificate (CP12) will be:

- The Gas Safe Register logo, the engineers Gas Safe number and the engineers signature
- The date the gas test was completed and the property address it was carried out at
- All gas appliances in the property that were included in the gas test that day and their location
- The name and address of the landlords/ agent
- Any appliance defects found during the gas test and remedial work that has been undertaken or is required.
- Results of the gas test carried out on the appliances

Once the gas test has been carried out, if the engineer believes the gas installation or gas appliance to be unsafe they may choose to leave a warning notice for the landlord. However, in some cases they are within their rights to disconnect the appliance altogether. In this instance you must instruct a Gas Safe registered engineer to perform mandatory maintenance or repair on the gas appliance or installation.

Once the work has been completed the paid invoices can be attached to the gas test certificate to prove that the work has been done and save you money by not having to have another gas test carried out and a new certificate issued.