

Gas Safety Record

Date 28 Sept 2026 · Generated 04 Oct 2026

WI-0144

Closed

Normal priority

CLIENT

NAME

Alan Whitfield

COMPANY

Whitfield Lettings Ltd

ADDRESS

3 Market Place

TOWN / CITY

Luton

POSTCODE

LU1 2AB

COUNTRY

United Kingdom

MOBILE

07700 900456

EMAIL

alan@whitfieldlettings.example

SITE ADDRESS

ADDRESS

Flat 2, 27 Orchard Road

TOWN / CITY

Luton

POSTCODE

LU2 7QR

COUNTRY

United Kingdom

JOB

REPORT NO.

WI-0144

REPORT

Gas Safety Record (Boiler — Gas Safety Record)

INSPECTION DATE

28 Sept 2026

ENGINEER

Daniel Okafor

GAS SAFE ID

1234567

F-GAS CERT. NO.

CG-0000-1234567 (Cat I)

STATUS

Closed

PRIORITY

Normal

LOCATION

Kitchen

TYPE

Statutory inspection

TRADE

Gas and heating

PREMISES & LANDLORD

Address of premises

Flat 2, 27 Orchard Road, Luton LU2 7QR

Landlord / agent name and address

Whitfield Lettings Ltd, 3 Market Place, Luton LU1 2AB

APPLIANCE

Appliance type

Combi boiler

Location

Kitchen

Make

Worcester Bosch

Model

Greenstar 30i

Serial number

7733600058-0412

Flue type

Room-sealed

Appliance is safe to use?

Yes

Appliance provided by

Landlord

SAFETY CHECKS (REG 26(9))

Effectiveness of the flue	Pass	Supply of combustion air	Pass
Operating pressure / heat input	Pass	Safe functioning of the appliance	Pass
Gas tightness test	Pass	Safety device(s) operating correctly	Pass
Ventilation provision satisfactory	Pass	Visual condition of flue and termination	Pass
Flue performance (flue flow / spillage test)	N/A	Gas installation pipework: visual inspection	Pass
CO alarm	Fitted and working		

COMBUSTION ANALYSIS

Analyser used Kane 458s · S/N K458-102733 · Calibrated: 18 Feb 2026

READING		DESIGN	MEASURED	RESULT
Gas rate (kW) · Rated		30.6 kW	29.8 kW	-2.6%
Appliance inlet pressure (mbar) · Required		20 mbar	20.5 mbar	+2.5%
CO (ppm)	46	CO2 (%)		9.2
CO/CO2 ratio	0.0005	O2 (%)		4.5
Flue gas temperature (°C)		62		

NOTES

Additional comments Annual landlord gas safety check and boiler service. Tenant present. Condensate trap cleaned and refitted.

Safety defects identified (write "None" if none) None

Next gas safety check due by 28 Sep 2027

DECLARATION

Where this is a landlord's gas safety check, this record is made under regulation 36(3)(c) of the Gas Safety (Installation and Use) Regulations 1998. The landlord must give a copy to each existing tenant within 28 days of the check and to a new tenant before they move in, and keep it until two further checks have been carried out.

I confirm that this safety check included an examination of the matters in regulation 26(9)(a) to (d) of the Gas Safety (Installation and Use) Regulations 1998.

SIGN OFF

ENGINEER SIGN OFF

Daniel Okafor

Gas Safe ID 1234567

F-Gas cert. no. CG-0000-1234567 (Cat I)



Date 28 Sept 2026 15:18

CUSTOMER SIGN OFF

Hannah Clarke

Tenant



Date 28 Sept 2026 15:20