

# LANDLORD GAS SAFETY RECORD

Gas Safety (Installation and Use) Regulations 1998

## GAS ENGINEER DETAILS

Name: Michael J. Thompson-Williams  
Trading As: Thompson Gas Services Ltd  
Address: Unit 14B, Riverside Industrial Estate  
Wolverhampton, WV1 4QX  
Gas Safe Reg: 548721  
ID Card No: 7823456-2024-03  
Tel: 01902 887 234  
Email: gas@thompson-services.co.uk

## LANDLORD/AGENT DETAILS

Name: Westfield Housing Association  
Address: Phoenix House, 234 Corporation St  
Birmingham, B4 6TB  
Contact: Mrs. Patricia O'Connor-Smith  
Tel: 0121 456 7890 ext. 4523  
Email: compliance@westfield-ha.org.uk  
Ref: WHA/GAS/2024/00847

**PROPERTY ADDRESS:** Flat 7B, Thornbury Heights, 142-156 Queensway, Birmingham, B5 4RN

UPRN: 100071487523 Tenant: Mr. James & Mrs. Sarah KOWALCZYK Tel: 07745 892341

Date of Inspection: 17/09/2024 Next Inspection Due: 16/09/2025 Defects Identified: YES

| App | Location         | Type/Make/Model                                       | Flue Type               | Oper. | Press      | CO/CO2 | Safety | Chk | Result   |
|-----|------------------|---|-------------------------|-------|------------|--------|--------|-----|----------|
| 1   | Kitchen          | Combi Boiler<br>Worcester Bosch<br>Greenstar 30i      | Room Sealed<br>Vertical | 12.5  | 32         | 0.004  | ✓      |     | PASS     |
| 2   | Living Room      | Gas Fire (Decorative)<br>Valor Homeflame<br>Dream HE  | Open Flued<br>Class 1   | 11.8  | 156        | 0.008  | ✓      |     | AT RISK* |
| 3   | Kitchen          | Gas Hob<br>Neff T26DS49N0<br>4 Burner                 | Flueless                | N/A   | 12/15/8/11 | N/A    | ✓      |     | PASS     |
| 4   | Utility Cupboard | Gas Meter<br>G4 U6 Diaphragm<br>S/N: 847291635        | N/A                     | 21.0  | mbar       | N/A    | N/A    | ✓   | PASS     |
| 5   | Bathroom         | DISCONNECTED<br>Old water heater<br>(Capped & sealed) | N/A                     | N/A   | N/A        | N/A    | N/A    | N/A | N/A      |

## DEFECTS IDENTIFIED & REMEDIAL ACTION REQUIRED:

\* Appliance 2 (Living Room Gas Fire): CO readings elevated at 156ppm (max 100ppm for open flued).  
Classified as AT RISK - Advise not to use until serviced. Burner requires cleaning.  
Spillage test borderline - recommend chimney sweep before next use.  
Customer advised and warning label attached. Signed acknowledgment obtained.

Other observations:

- Kitchen boiler due service (last serviced 14/03/2023)
- Gas hob burner caps showing wear - replacement recommended within 6 months
- Meter box requires resealing around pipework entry point (non-urgent)

**WARNING NOTICE ISSUED:** YES - At Risk Label (AR) attached to Appliance 2

Engineer's Signature: [Signature] | Printed: 24/12/2025

This record must be provided to existing tenants within 28 days and to new tenants before occupation.

TENANT/RESPONSIBLE PERSON:

Gas Safe

Register  
No. 548721

I acknowledge receipt of this record and the safety advice provided.