

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

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

TENANT/RESPONSIBLE PERSON:

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

Gas Safe

Register
No. 548721