


## Gas safety and the importance of maintaining gas appliances is a legal responsibility for all property owners.

Unsafe gas appliances can cause carbon monoxide poisoning, gas leaks, fires and explosions and is impossible to determine unless proactive steps are taken.



**Gas safety, a responsibility that can't be overlooked by property owners**

### WHAT IS A CP12 CERTIFICATE?

A Gas CP12 or Landlords Gas Safety certificate is issued to prove that a landlord has met their legal obligation to ensure safety checks have been carried out on all gas equipment in a let property. The assessment is carried out by a qualified Gas Safe Engineer on an annual basis. Failing to comply can lead to a hefty fine or jail time.



### How long does a gas CP12 certificate last?

A Gas CP12 certificate or Landlords Gas Safety Certificate should be carried out every year assessing the safety of any boilers, ovens, pipework, flues, chimneys and other fixtures and fittings that burn or exhaust gas. In the case of new tenants moving into a property, a Gas CP12 certificate should be booked before the premises is let and sent to the new tenant within 28 days of occupation.



### Why include a boiler service?

Gas boilers should be annually serviced and repaired if necessary. Failure to do so could result in the wavering of warranties and worse, undetected carbon monoxide poisoning.



### What does a boiler service entail?

A Gas Safe Engineer will carry out a series of tests on your gas boiler, including a visual inspection, isolating the boiler system electronically, checking the fuse ratings is correct and if necessary, clean the boiler and its components. Once a thorough check is completed, a benchmark service report will be recorded and submitted to you.

We offer bundled CO Alarm, Gas CP12 & Boiler Service assessments with a **qualified Gas Safe Engineer.**

Contact our team for more information:

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