

Landlord Gas Safety Record (CP12)

Record of a gas safety check under the Gas Safety (Installation and Use) Regulations 1998 · free fillable template from Graftie

LANDLORD / AGENT AND PROPERTY

Landlord / agent name	Landlord / agent address
Property address (where the appliances / flues are installed)	
Date of check	Is the property rented? Yes ☐ No ☐

ENGINEER CARRYING OUT THE CHECK

Engineer name	Gas Safe Register number
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APPLIANCES AND FLUES CHECKED

Appliance / flue description	Location	Check results (safe?)		Defects identified and remedial action	
		Pass	Fail		
		☐	☐	N/A	☐
		☐	☐	N/A	☐
		☐	☐	N/A	☐
		☐	☐	N/A	☐

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

☐ Confirmed

Signature of engineer _____ Date _____ Landlord signature (optional) _____

Next check due (within 12 months) _____ Overall result (all appliances safe?) Yes ☐ No ☐

How to use: give this record to your Gas Safe registered engineer to complete before the check. Only a Gas Safe registered engineer may carry out the check; a record must show the engineer's name, registration number and signature. The record should be issued on completion of the checks.

Copies: give existing tenants a copy within 28 days of the check; give prospective tenants a copy before they move in. Keep copies of each record for at least 2 years. Electronic copies are acceptable if they can be reproduced in hard copy, are secure, and uniquely identify the engineer.

Sources: hse.gov.uk/gas/landlords/gassaferecord.htm · gassaferegister.co.uk/gas-safety/gas-safety-certificates-records/gas-safety-record/

Free fillable CP12 template from Graftie — graftie.co.uk/guides/cp12-template