

# Interpreting an Unsafe Situation Following A Gas Safety Check

Following an engineer carrying out a gas safety check, it is possible that a defect has been identified. This section shows you how to find out what the problem is and advises you on what you need to do next. It will help you to describe the problem to your client or tenant.

Go to [www.gassafelettings.co.uk](http://www.gassafelettings.co.uk)

The screenshot shows the homepage of GasSafeLandlords.co.uk. The header features the logo 'GasSafeLandlords.co.uk' in yellow and white, with the tagline 'Professional Help From MULGAS To Ensure Your Tenants Are Safe' below it. The telephone number '0845 460 4800' is displayed in yellow on the right. A navigation menu includes 'Home', 'About Us', 'Contact Us', 'Landlords and Tenants', 'Members Area', 'Industry News', and 'Visit MULGAS'. The main content area is divided into three columns: 'Landlords and Tenants' (with an image of hands exchanging keys and a list item 'Find out your responsibilities'), 'Members Area' (with an image of a diverse group of people and a list item 'Online certificates'), and 'Industry News' (with an image of a gas engineer and a list item 'Latest news and alerts for Tenants, Landlords & Agents'). A fourth column on the right contains a warning box titled 'Under Pressure To Change Your Boiler?' with the text 'DO NOT even consider spending hundreds or even thousands of £££'s until you have read this report!' and a yellow button labeled 'CLICK HERE'.

Click on the members area

Contact Us	Landlords and Tenants	Members Area
 	 	 
Capabilities	<ul style="list-style-type: none"><li>✓ Online certificates</li><li>✓ Technical support</li><li>✓ Set a reminder for your</li></ul>	<ul style="list-style-type: none"><li>✓ Latest news and Tenants, Landl</li><li>✓ Changes in legi effect you</li><li>✓</li></ul>

Click on Landlords Gas Safety Certificates; Unsafe definitions

### Members Area

Click Here To View Gas Safety Certificates (Requires Access To Mulgas' WebLogic System)

SECTION - Carbon Monoxide Awareness

SECTION - Landlords : Letting Agents Responsibilities

SECTION - Latest Urgent Gas Safety Warnings

SECTION - Landlord Gas Safety Certificates : Unsafe Definitions

SECTION - FAQs

Contact MULGAS on **0845 460 4800**

info@gassafelan

Please note that this above section wording will soon change to " 'Immediately Dangerous', 'At Risk', 'Not to Current Standards', what to do next " However the info will remain the same

Next click on the section, 'Unsafe definitions...'

**Members Area**

**Landlord Gas Safety Certificates : Unsafe Definitions**

Glossary Of Terms Used

The Gas Industry Unsafe Situations Procedure

Earth Bonding

Insufficient Ventilation

Unsafe Definitions and Not To Current Standard Situations - Codes and Explanations

CLICK HERE  
 CLICK HERE  
 CLICK HERE  
 CLICK HERE  
 CLICK HERE



Next view your certificate and read from the defect identified section



**Landlord/Home Owner  
 Gas Safety Record**

This inspection is for gas safety purposes only in accordance with Gas Safety (Installation and Use) Regulations. Flues were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out.

Form Serial Number: FRM/X0000330

**Job Address:**

Name : 1000 LESBOROUGH HILL HOUSE  
 Address : 1000 LESBOROUGH HILL HOUSE  
 SURREY  
 PostCode : GU21 6HW  
 URN :



**Registered Business Details:**

CORGI REG NO: 174616  
 Gas Operative : George Rider  
 Name : MULGAS LIMITED  
 Address : 22 HAWTHORN ROAD, RIPLEY  
 SURREY,  
 PostCode : GU23 6LH Telephone : 0845 4604800

**Client Landlord's Details:**

Name : COUNTY PROPERTY MANAGEMENT LTD  
 Address : SURREY HOUSE, 46 COMMERCIAL WAY  
 WOKING, SURREY  
 PostCode : GU21 6HW Telephone : 01483 883900  
 Rented Accommodation : Yes No of appliance tested : 2

**Details of Work Carried Out**

URGENT LGSC AND BOILER SERVICE

**Appliance Details**

**Inspection Details**

Location	Appliance Type	Make	Model	Landlords Appliance	Appliance Inspected	Flue Type	Operating Pressure	Combustion Analyser Reading	Safety Device Correct Operation	Ventilation Provision Satisfactory	Visual Condition of Flue	Flue Performance Check	Spillage Test	Appliance Serviced	Appliance Safe To Use
Kitchen	Cooker	NEFF	4 RING HOB	Yes	Yes	FL	21Mbars	N/A	Yes	Yes	Pass	N/A	N/A	No	Yes
Bedroom	Boiler	Glowworm	MICRON 60	Yes	Yes	RS	15Mbars	N/A	Yes	Yes	Pass	N/A	N/A	Yes	Yes

**Defect Identified**

**Remedial Action**

**Warning Note Serial No**

EXAMPLE A2C NO MAIN EARTH EQUIPOTENTIAL CROSS BONDING CONNECTION AT METER (NTCS)	BONDING VISIBLE 600MM FROM GAS METER	

**From here, you can see the code that the engineer has used to help you interpret the problem**

Defect Identified	Remedial Action	Warning Note Serial No
EXAMPLE A2C NO MAIN EARTH EQUIPOTENTIAL CROSS BONDING CONNECTION TO METER (NTCS)	BONDING VISIBLE 600MM FROM GAS METER	

The example used here is A2-C

**Click on the relevant section for the code given**

**Members Area**

### **Unsafe Definitions and Not To Current Standard Situations - Codes and Explanations**

Click on the following codes for details, category & action details.

A1 - Gas Escapes

A2 - Meter / Pressure Regulation

A3 - Meter Box/Compartment

A4 - Report Of "Fumes"

A5 - Installation Pipework

B1 - Air Supply (Ventilation)

C1 - Flues (Open Flues)

D1 - Flues (Room Sealed)

E1 - Appliances

F1 - Water Heaters

G1 - Gas Fires

H1 - Gas Fire / Back Boiler Units

I1 - Warm Air Heaters

As you can now see, the simple definition is given, which you can print or e mail to your client or tenant if necessary



### **A2 - Meter / Pressure Regulation**

(a). No pressure regulation installed at meter.

Cat            Immediately Dangerous

Action        Gas emergency service provider has been notified.

(b). Meter/ regulator showing signs of damage from, for example, corrosion, physical damage or contact with electrical equipment

Cat            At Risk

Action        Gas emergency service provider has been notified.

(c). No main earth/equipotential cross bond connection at meter.

Cat            Not to current standards

Action        Earth bonding is required to provide electrical earth safety at all metallic water and gas points in the property. It is to safeguard against the possibility of the tenant receiving an electric shock in the case of an electrical fault. It is necessary for a competent electrician to supply the required earth bonding. It is your responsibility to ensure this is actioned. The earth bonding connection point to gas pipework should be visible within 600mm of the gas meter pipework and connected before any pipework branches.

(d). Meter/regulator not sealed.

Cat            Not to current standards

Action        The Gas emergency service has been informed. A seal is required to ensure that the pressure is not adjusted by anyone other than the service provider. At present the pressure is set to a