


# LANDLORD GAS SAFETY RECORD

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

**Serial No. 210780791**  
 Landlord (or where appropriate their agent)  
 believe housing  
 Spectrum  
 4 Spectrum Business  
 Park Seaham County Durham  
 SR7 7TT  
 Tel:

**Registered Business Details**  
 believe housing  
 Spectrum  
 4 Spectrum Business Park  
 Seaham  
 County Durham  
 SR7 7TT



Gas Safe No. 569807

**Job Address**  
 BYRON LODGE COMMUNITY CENTRE  
 BYRON LODGE ESTATE  
 SEAHAM  
 SR7 0JY



APPLIANCE DETAILS						INSPECTION DETAILS											
Location	Type	Make	Model	Serial Number	Landlords Appliance	Inspected	Flue Type (OF/R S/FL)	Flue Direction	Operating Pressure / Heat Input	Safety device(s) correct operation	Ventilation provision satisfactory	Spillage Test	Flue Flow Test	Visual condition of flue and termination satisfactory	Appliance serviced	Appliance safe to use	
1	Kitchen	Combi Boiler	Vokera	Vokera Unica 28HE	0	Yes	Yes	RS	Horizontal	28.38 Kw/h	Yes	Yes	N/A	N/A	Pass	Yes	Yes

DETAILS OF ANY FAULTS	REMEDIAL ACTION TAKEN	APPLIANCE NOTES	LABEL & WARNING NOTICES ISSUED	FLUE GAS ANALYZER READINGS							
				O <sub>2</sub> (%)	CO (PPM) High	CO (PPM) Low	CO <sub>2</sub> (%) High	CO <sub>2</sub> (%) Low	Ratio High	Ratio Low	
1			No	20.9	159	24	9.1	8.8	0.0017	0.0002	



Gas installation pipework satisfactory visual inspection	Yes
Emergency Control accessible	Yes
Satisfactory Gas Tightness test	Yes
Gas Meter - Hall Cupboard	Yes
Meter Capped?	No
Bonding on Gas Meter	Yes
Gas Meter Type	Smart meter

SMOKE/CO ALARM TESTING					
Type	Make	Expiry Date	Location	Result	Comments/Defects
SMOKE_DET	Smoke - Mains Hard Wired	30/09/2031	Living Room	Pass	
CO_ALARM	CO - Battery	31/03/2029	Kitchen	Pass	
	Smoke - Mains Hard Wired	30/09/2031	Hall	Pass	

**OPERATIVE COMMENTS**

Has the magnetic filter been cleaned? N/A

Expansion Vessel re-pressurised? No Door closer checked: N/A

Signed: 	Signed: 
<b>Operative: Stefan Bellerby</b> Gas Safe ID: 5810646	<b>Dated: 11/03/2025</b>

**Warning Notices (if applicable)**

