

# COMPLIANCE CERTIFICATES

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## Gas safety certificates

As your landlord, we're responsible for gas safety in your home and must make sure a gas service is carried out every year.

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Our contractor, Sureserve, will send you an appointment letter with a date and time for your service, approximately 60 days before it's due.

A gas service should only take between 15 minutes and one hour, depending on the type and condition of the appliances.

A Gas Safe registered engineer will visit your home to service all gas-fired heating appliances (except cookers) and will then complete a gas safety record certificate.


We have a responsibility to check this certificate and make sure everything is correct, but this guide is to help you understand what the certificate means.

Gas safety certificate:



**Landlord / Home Owner 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 products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out. For reasons not stated by the landlord the recorded "Appliance Safe" response is based on a visual check for obvious defects only.




**1 CUSTOMERS ADDRESS**

Address:

**2 DETAILS OF THE LANDLORD**

Landlord:  
Amplus  
K2 Timbold Drive  
Kents Hill  
Milton Keynes  
MK7 6BZ



Certificate ID:

Service Type:  
Annual Service

UPRN:

Job Ref:

Issued by:

**3 DETAILS OF GAS APPLIANCE TESTING IN YOUR HOME**

Location		Type		Flue Type		GC Number		Make / Model (Serial Number)				Landlords Asset			
Visual Inspection Only	Operating Pressure or Heat Input (mb/kw)	Safety Device Correct Operation	Ventilation Satisfactory	Analyser Reading High	CO2 % High	CO PPM High	Analysers Reading Low	CO2 % Low	CO PPM Low	Visual Condition Of Flue	Flue Performance Check		Flue Termination Satisfactory	Asset Serviced	Safe To Use
											Flue Flow Test	Spillage Test			

Details of Any Faults:	Remedial Action Taken:	Warning:	Label	Notice	GIUSP:

**4 TEST COMPLETION DETAILS**

Satisfactory Visual Pipework Inspection: | ECV Accessible: | Satisfactory Tightness Test: | Bonding Satisfactory: | Meter Disked: | Meter Location :

Issue Date: \_\_\_\_\_ Expiry Date : \_\_\_\_\_

Company Details: Sureserve Compliance Central, Unit 5-6 Boudicca Road, Suffolk Central Business Park, Stowmarket, Suffolk, IP14 1WF. Tel: 01473 835175. Online: www.sureserve.co.uk

1. Customers address, including the plot number if you live in a new build home and full postal address, including postcode.
2. Landlords details.
3. Details of the full testing of all the gas appliances in your home.
4. Details including the date the test was completed, who is issuing the certificate and a signature from the engineer.

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## Electrical safety certificates

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**Our contractors will send you an appointment letter with a date and time, about 90 days before the current safety certificate expires.**

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A suitably qualified electrician will visit your home to inspect all the electrics and will then complete an Electrical Installation Condition Report (EICR).

Depending on which contractor visits your home, the certificate will look slightly different, but they all contain the same information.

These will be issued after an electrical safety check, or when you sign-up for your new home.

Below is an example of a commonly used certificate template and the information you need to know about.

## Electrical safety certificate:

<b>ELECTRICAL INSTALLATION CONDITION REPORT - UP TO 100A SUPPLY</b> <small>Requirements For Electrical Installations - BS 7671</small>	
Certificate Number: <input type="text"/>	
<b>1</b>	<b>DETAILS OF THE PERSON ORDERING THE REPORT</b>
Client: <input type="text"/>	
Address: <input type="text"/>	
<b>2</b>	<b>REASON FOR PRODUCING THIS REPORT</b>
Reason for producing this report: <input type="text"/>	
Date on which inspection and testing was carried out: <input type="text"/>	
<b>3</b>	<b>DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>
Installation Address: <input type="text"/>	
Estimated age of wiring system: <input type="text"/> years Evidence of additions/alterations: <input type="text"/> if yes, estimated age: <input type="text"/> years	
Installation records available? (Regulation 651.1) <input type="text"/> Date of last inspection: <input type="text"/>	
<b>4</b>	<b>EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>
Extent of the electrical installation covered by this report: <input type="text"/>	
Agreed limitations including the reasons (see Regulation 653.2): <input type="text"/>	
Agreed with: <input type="text"/>	
Operational limitations including the reasons: <input type="text"/>	
<p>The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2022.</p> <p>It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.</p>	
<b>5</b>	<b>SUMMARY OF THE CONDITION OF THE INSTALLATION</b>
See section 8 for a summary of the general condition of the installation in terms of electrical safety.	
Overall assessment of the installation in terms of its suitability for continued use*: <input type="text"/>	
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.	
<b>6</b>	<b>RECOMMENDATIONS</b>
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.	
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.	
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.	
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: <input type="text"/>	
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.	
This form is based on the model shown in Appendix 6 of BS 7671:2018+A2:2022.	
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## Electrical safety certificate:

<b>8 GENERAL CONDITION OF THE INSTALLATION</b>			
General condition of the installation (in terms of electrical safety):			
<b>9 DECLARATION</b>			
I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section 4 of this report.			
Trading Title:			
Address:		Registration Number (if applicable):	
		Telephone Number:	
Postcode:			
<b>For the INSPECTION, TESTING AND ASSESSMENT of the report:</b>			
Name:		Position:	Signature:      Date:
<b>10 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS</b>			
<b>Earthing Arrangements</b>	<b>Number and Type of Live Conductors</b>	<b>Nature of Supply Parameters</b>	<b>Supply Protective Device</b>
TN-S: <input type="checkbox"/>	1-phase (2-wire): <input type="checkbox"/> 2-phase (3-wire): <input type="checkbox"/>	Nominal voltage, U/Uo: <input type="text"/> V	BS(EN): <input type="text"/>
TN-C-S: <input type="checkbox"/>	3-phase (3-wire): <input type="checkbox"/> 3-phase (4-wire): <input type="checkbox"/>	Nominal frequency, f: <input type="text"/> Hz	Type: <input type="text"/>
TT: <input type="checkbox"/>	Other: <input type="text"/>	Prospective fault current, I <sub>pf</sub> : <input type="text"/> kA	Rated current: <input type="text"/> A
	Confirmation of supply polarity: <input type="checkbox"/>	External earth fault loop impedance, Z <sub>e</sub> : <input type="text"/> Ω	
<b>11 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT</b>			
<b>Means of Earthing</b>		<b>Details of Installation Earth Electrode (where applicable)</b>	
Distributor's facility: <input type="checkbox"/>	Type: <input type="text"/>	Location: <input type="text"/>	
Installation earth electrode: <input type="checkbox"/>	Resistance to Earth: <input type="text"/> Ω	Method of measurement: <input type="text"/>	
<b>Main Switch / Switch-Fuse / Circuit-Breaker / RCD</b>			
Location: <input type="text"/>		BS (EN): <input type="text"/>	Number of poles: <input type="text"/>
Current rating: <input type="text"/> A	Fuse/device rating or setting: <input type="text"/> A	Voltage rating: <input type="text"/> V	
<b>If RCD main switch:</b>			
RCD Type: <input type="text"/>	Rated residual operating current (I <sub>Δn</sub> ): <input type="text"/> mA	Rated time delay: <input type="text"/> ms	Measured operating time: <input type="text"/> ms
<b>Earthing and Protective Bonding Conductors</b>		<b>Bonding of extraneous-conductive parts</b>	
<b>Earthing conductor</b>	Conductor material: <input type="text"/> csa: <input type="text"/> mm <sup>2</sup>	Connection/continuity verified: <input type="checkbox"/>	To water installation pipes: <input type="checkbox"/>
<b>Main protective bonding conductors</b>	Conductor material: <input type="text"/> csa: <input type="text"/> mm <sup>2</sup>	Connection/continuity verified: <input type="checkbox"/>	To oil installation pipes: <input type="checkbox"/>
		To structural steel: <input type="checkbox"/>	To gas installation pipes: <input type="checkbox"/>
			To lightning protection: <input type="checkbox"/>
			To other service(s): <input type="checkbox"/>
This form is based on the model shown in Appendix 6 of BS 7671:2018+A2:2022.			
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## Electrical safety certificate:

12 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH 12 UP TO 100A SUPPLY		
Item	Description	Outcome
<b>1.0</b>	<b>INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)</b> An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.	
<b>1.1</b>	<b>Distributor/supplier intake equipment</b>	
1.1.1	Service cable	
1.1.2	Service head	
1.1.3	Earthing arrangement	
1.1.4	Meter tails	
1.1.5	Metering equipment	
1.1.6	Isolator (where present)	
	Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or the dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. For this section only, where inadequacies are found, an "X" should be put against the appropriate item and a comment made in Section 7.	
	Has the person ordering the work / dutyholder been notified?	
1.2	Consumer's isolator (where present)	
1.3	Consumer's meter tails	
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>	
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	
<b>4.0</b>	<b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>	

1. The client address, which should be our full address as follows:  
**Amplus  
K2  
Timbold Drive  
Kents Hill  
Milton Keynes  
MK7 6BZ**
2. The reason for the certificate being issued.
3. Information of what has been installed or tested, as well as your address.
4. Details of the scope of the testing.
5. An outline of the condition of the tested or installed item.
6. Any recommendations made by the engineer.
7. Further observations and recommendations of required actions.
8. A general description of the installation.
9. Details of the company completing the certificate, including its NICEIC number, company name, address, postcode and telephone number.
- 10, 11 & 12.  
Technical results of installation and testing.