
LANDLORD GUIDE · GAS SAFETY

Gas Safety (CP12) — A Practical Guide

The annual Landlord Gas Safety Record in plain English

What a CP12 actually covers, who's qualified to issue one under the Gas Safety (Installation and Use) Regulations 1998, the ID/AR/NCS defect codes, the 28-day tenant rule, CO alarm duties and the penalties for getting it wrong.

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What is a CP12?

"CP12" is the old British Gas code for the Landlord Gas Safety Record (LGSR) — the annual certificate that proves every gas appliance, flue and pipework in a rented property has been checked by a Gas Safe registered engineer and found safe to use.

It is a legal requirement under the Gas Safety (Installation and Use) Regulations 1998, Regulation 36. No certificate, no let.

What gets checked

- Every gas appliance in the property — boilers, hobs, ovens, fires, water heaters.
- Flues and chimneys serving each appliance — for blockages, leaks and correct draw.
- Gas tightness of the installation pipework (a pressure-drop test at the meter).
- Ventilation — that rooms with gas appliances have adequate air supply.
- Safety devices — flame supervision, oxygen depletion sensors, etc.
- Operating pressure and heat input against manufacturer specifications.
- Combustion performance (flue gas analysis on room-sealed appliances).

Tenant-owned appliances

If a tenant brings their own gas cooker, you are not required to test it — but you are required to check the connecting pipework and isolation valve. Note any tenant appliance on the certificate as "not tested — tenant's own".

Who can issue one?

Only an engineer on the Gas Safe Register (the official UK gas registration body that replaced CORGI in 2009) — and only for the appliance categories listed on the back of their ID card. Always ask to see the card and check the licence number at gassaferegister.co.uk.

Timing & record-keeping

- Every 12 months from the date of the last check — you can renew up to 2 months early without losing your renewal date.
- Issue a copy to existing tenants within 28 days of the check.
- Give a copy to new tenants before they move in.
- Keep records for at least 2 years.
- For HMOs and licensed properties, councils typically ask to see the current LGSR as part of the licence application and any inspection.

Reading the certificate

A valid Landlord Gas Safety Record must show:

- Engineer's name, signature, and Gas Safe licence number.
- Date of the check and the address inspected.
- Description, location and make/model of each appliance tested.
- Results of each safety check (pass / fail / not tested).
- Any defects identified and the action taken.
- Landlord (or agent) name and address.

Common defect codes

Code Meaning What it means in practice

ID Immediately Dangerous Engineer will (with permission) disconnect and cap off. Do not use until repaired.

AR At Risk One or more defects could compromise safety. Engineer will turn off with permission.

NCS Not to Current Standards Safe to use now but doesn't meet current regs — plan to upgrade.

CO alarms — the other legal duty

Since the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022, you must:

- Fit a carbon monoxide alarm in every room containing a fixed combustion appliance (excluding gas cookers).
- Repair or replace alarms once notified of a fault.
- Test all alarms on the day a new tenancy begins.

Councils can issue civil penalties of up to £5,000 per breach.

What happens if you don't?

The HSE prosecutes landlords every year for missing or fraudulent CP12s. Penalties include:

- Unlimited fines under the Gas Safety Regulations.
- Up to 6 months' imprisonment for serious or repeat breaches.
- Invalid insurance — most landlord policies are void without a current LGSR.
- Section 21 invalid — you cannot serve a no-fault eviction notice in England without giving the tenant a valid gas certificate.
- In a CO fatality, a charge of gross negligence manslaughter is on the table.

Landlord checklist

- Book the annual gas safety check before the current certificate expires (renew up to 2 months early).
- Use a Gas Safe registered engineer — verify the licence number.
- Issue the LGSR to existing tenants within 28 days; to new tenants before move-in.
- Keep records for at least 2 years.
- Fit and test CO alarms in every room with a fixed combustion appliance.
- Service the boiler annually (separate from the safety check, but usually done together).
- Brief tenants on how to turn off the gas at the meter in an emergency.
- If you suspect a leak, call the National Gas Emergency line on 0800 111 999.

How JN Compliance helps

We coordinate annual CP12 inspections, CO alarm audits and full HMO compliance packs across England — one point of contact, one shared portal, one set of records ready for any council or insurer to inspect.

Need help getting your portfolio gas-safe and audit-ready?

Email hello@jncompliance.co.uk or visit jncompliance.co.uk to arrange a free compliance review.

This guide is general information, not legal advice. Always consult a Gas Safe registered engineer and your local authority for property-specific guidance.

Where JN Compliance is different

Plain-English compliance for landlords, agents and managing companies.

We identify issues early, keep documentation audit-ready, and prevent penalties.

One point of contact for CP12, EICR, EPC, FRA and HMO licensing evidence.

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