

LANDLORDS AND LETTING AGENTS

Landlord gas safety certificates (CP12)

Book the annual gas safety check for your rental property. A Gas Safe registered Heatmaster engineer checks the gas appliances and flues and issues your landlord gas safety record.

- ✓ Every gas appliance and flue
- ✓ Record issued when the check is done
- ✓ Landlords, agents and portfolios

CALL US, 7AM TO 7PM
0330 133 1626

info@heatmasterlondon.co.uk
heatmasterlondon.co.uk

OVERVIEW

Landlord gas safety certificate (CP12)

If you rent out a property with gas appliances, the Gas Safety (Installation and Use) Regulations 1998 require an annual safety check of every gas appliance and flue you provide. We carry out the check and issue the landlord gas safety record, which many landlords still call the CP12.

Booking is set up for landlords and letting agents: the form asks for the landlord's details and the tenant's contact, so we can arrange access directly. Managing several properties? Call us.



Stay on the right side of the law

A clear record of every gas appliance and flue, checked by a Gas Safe registered engineer.

Easy for agents

We take the tenant's contact details and arrange the visit around them.

Clear advice

If a defect is found, it is recorded and explained, with a quote for the repair or replacement.

All of London

Based in Barnet and working across every London borough.

What you get

- A visit from a Gas Safe registered Heatmaster engineer
- A safety check of each gas appliance and flue, such as a boiler, gas hob or gas fire
- Your landlord gas safety record, listing each appliance, its location and any defect found
- Clear advice, and a quote, if something needs repairing or replacing
- A boiler service at the same visit if you ask for it

What the law asks of landlords

Have every gas appliance and flue you provide checked **at least every 12 months**. Keep each record for **at least two years**. Give existing tenants a copy **within 28 days** of the check and new tenants a copy **before they move in**. Summary of HSE landlord guidance, checked 23 November 2026; rules can change, so check the HSE website for your own situation.





HOW IT WORKS

From first contact to aftercare

01
Start a booking
Choose landlord or letting agent. We ask for the landlord's details and the tenant's contact.

02
Property details
Enter the address and tell us which gas appliances there are and when the last certificate was done.

03
Visit arranged
We arrange access using the tenant contact you give us. We cover all of London.

04
Safety check
The engineer checks each gas appliance and flue you are responsible for.

05
Record issued
You receive the landlord gas safety record, with advice and a quote if anything needs fixing.

Areas we cover

Based in Barnet, North London, working across London and Greater London.

North & Central: City of London, Westminster, Camden, Islington, Barnet, Enfield, Haringey

East: Hackney, Tower Hamlets, Newham, Waltham Forest, Redbridge, Havering, Barking and Dagenham

South: Southwark, Lambeth, Lewisham, Greenwich, Bexley, Bromley, Croydon, Sutton, Merton, Wandsworth

West: Kensington and Chelsea, Hammersmith and Fulham, Ealing, Brent, Harrow, Hillingdon, Hounslow, Richmond upon Thames, Kingston upon Thames

Accreditations

- Gas Safe registered
- RECC member

Read every review on Google and Trustpilot, linked from heatmasterlondon.co.uk/reviews/.

How often do I need a check?
At least every 12 months. HSE also lets you have it done up to two months before the deadline and keep the original date.

Does it only cover the boiler?
No. It covers the gas appliances and flues you are responsible for, such as a boiler, gas hob or gas fire.

What if the engineer finds a fault?
The record is still issued. You then need to deal with the fault and make sure an unsafe appliance is not used. We can quote for the repair.

Engineer-checked
A qualified Heatmaster engineer reviews every job. If something is unclear, we ask rather than guess.

Explained first
You are told what is needed, and why, before any work goes ahead.

Local to London
Based in Barnet, North London, with engineers working across every London borough.

GET IN TOUCH

Talk to Heatmaster London

Tell us about the job and we will tell you what happens next. Start online at **heatmasterlondon.co.uk/landlord-gas-safety-certificate/**, call or email.

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