

Boiler Repairs/Serviceing

All gas consumers are advised to have a boiler service/ boiler check carried out annually in order to:

- ❖ Prevent CO (Carbon Monoxide) poisoning. During a boiler check/ boiler service the engineer will check to see if you have a CO leak. Carbon Monoxide is an odorless, colourless, tasteless gas which over long periods of time or at high levels of exposure can lead to CO poisoning, possibly resulting in brain and neurological damage or even death. People may feel ill or become unconscious without even realising they are being poisoned.
- ❖ A boiler check/ boiler service will prevent the above from happening as you will have the opportunity to rectify it upon detection.
- ❖ A boiler check/ boiler service can cut back your central heating outlays by ensuring your boiler is performing as economically as possible.
- ❖ A boiler check/ boiler service will also aid in prolonging the life of the boiler by spotting any problems before they develop. If dealt with at the time of the boiler check/ boiler service you can prevent expensive repairs and at worst case, the requirement for a boiler replacement.
- ❖ Some boiler warranties are only valid if you have had a boiler check/ boiler service carried out annually. So it is advisable to have one done so that you don't get stung for repair work you thought was covered.

As a landlord you are responsible for ensuring all gas appliances are maintained to a satisfactory standard. An annual boiler check/ boiler service would therefore be required to establish this.

Included in a boiler check/ boiler service are the following:

- ❖ Review the installation and location of the boiler and check pipe work
- ❖ Check appliance for gas tightness
- ❖ Check all safety devices are working satisfactorily
- ❖ Boiler check for satisfactory ventilation
- ❖ Test the controls to ensure the boiler is working properly.
- ❖ During the boiler service make sure there is an adequate supply of air to the boiler
- ❖ Another boiler check is to examine how the flame is burning and ensure there are no flammable materials near the heat source
- ❖ Check burner pressure/ gas rate against manufacturer's instructions
- ❖ Boiler check for water leaks and fuel spillage
- ❖ Carry out flue flow/ spillage test to guarantee safe removal of combustion products

- ❖ After the boiler check is complete, any unsafe operation, maintenance or boiler service work required must be filled in on a report and the landlord/ tenant should be informed.

A boiler service/ boiler check can be compared to a car MOT in the way that the boiler is checked over and in turn will save you money by identifying any faults early and maintaining the boiler properly.

Ideally, a boiler check/ boiler service should be booked in for the Summer months as it typically gets busier around Autumn when the boiler is being turned on for the first time after a few months without much/ if any usage.

To book in your boiler check/ boiler service please ring our customer service department today on 0208 969 2299.