

## Summary of Cover

# Boiler Service and Gas Safety Certificate

This Plan provides a Boiler Service and Gas Safety Certificate for landlords.

A summary of what is and is not included under the Plan is set out below.

### ✓ What is Included

#### Gas Safety Inspection

- ✓ Check the appliance for gas tightness
- ✓ Check the standing and working pressure if test points are available
- ✓ Check the burner pressure/gas pressure against the manufacturer's data plate
- ✓ Check for the satisfactory provision of all necessary ventilation
- ✓ Test the flue flow to ensure removal of products of combustion
- ✓ Check the satisfactory operation of safety devices
- ✓ Check for physical stability, presence and effectiveness of the brackets (where appropriate)
- ✓ Investigate any evidence of unsafe operation and report to the landlord
- ✓ Issue landlord gas safety record

#### Boiler Service

- ✓ A visual check on flue ways and terminal
- ✓ Clean the burner and pilot light
- ✓ Clean and lubricate fan where applicable
- ✓ Clean and adjust the ignition components
- ✓ Check all disturbed gas connections
- ✓ Check all safety devices
- ✓ Verify gas pressure and heat input
- ✓ Check operating pressure and reset if required
- ✓ Check seals (gas and water)
- ✓ Test open flued boilers for spillage
- ✓ Full operational check and advice provided on using your heating more efficiently

### ✗ What isn't Included

#### Main Exclusions

- ✗ Plumbing and heating breakdowns or problems
- ✗ Any maintenance or remedial work
- ✗ A test of the gas installation pipework (unless there is a known or suspected escape of gas)
- ✗ The cost of remedial work, repair or parts needed for any fault which is found before or during the gas safety inspection or boiler service

Continued overleaf...

### **About your Boiler Service and Gas Safety Inspection**

The Gas Safety Inspection will record each gas appliance and whether or not they are safe to use at the time of the inspection. The boiler at the property will be serviced to meet statutory requirements, manufacturer's recommendations and relevant codes of practice.

We will contact you to arrange for an engineer to carry out the gas safety inspection and the boiler service. These will be undertaken together and will be available Monday to Friday, 9am to 5pm, excluding bank holidays.

If there is a gas leak, you should first call the National Gas Emergency Service immediately on **0800 111 999**

### **Who is eligible for this plan?**

This plan is for landlords. Sub-let properties, mobile/park homes, dedicated business premises and council/housing association properties are not covered.

### **How do I cancel the plan?**

If this plan no longer meets your needs and you'd like to cancel, please contact us by telephone or in writing. You may cancel your plan at any time. You will receive a full refund if you cancel within the cancellation period as long as no work has been performed under the plan. If you have had work completed under this plan or if we have made three attempts to contact you to make an appointment there will be no refund.

### **When does the plan start and end?**

The plan will start from the date your application is processed and run for 12 months. Your plan dates are shown on your Plan Schedule.

**For more information please see your Terms and Conditions.**