

Re-pressurising the Boiler System during your Tenancy

You will be responsible for ALL costs associated with a boiler engineer attending at your property should the problem with the boiler be resolved by re-pressurising the boiler system.

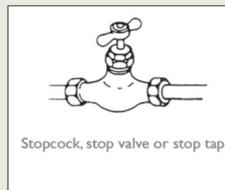
Constant water pressure is essential to the efficient functioning of your boiler system. Your boiler will require a certain amount of pressure in the system to work correctly (usually 1-1.5 bar but you will need to check your manual). Every pressurised system, regardless of the type of boiler (combination boiler or standard system), will incorporate a pressure gauge which you can read. To maintain the system in a healthy condition the pressure gauge should be checked monthly. If the pressure drops it is normally a simple process to re-pressurise the system and during the tenancy the responsibility for carrying this out lies with the tenant.

If you require a manual for the boiler you can download a free boiler manual from <http://www.freeboilermanuals.com>

Step 1 Check the pressure on your boiler. If the gauge is below 1 bar then you will need to top the system up.



Step 2 Locate your filling loop/stop tap. It usually resembles a stop tap and is connected to the central heating system by a metal hose. One end should be connected to the



cold water feed with the other end connected to the boiler system. If you find that one end of the metal hose is not connected there may be a cap on the end of the pipe and it will need to be connected to allow water to be injected. To connect, remove the cap from the end of the pipe work and attach the other end of the metal hose. You will then need to tighten this connection with your fingers, **do not** over-tighten with a spanner.

Step 3 To fill the system, use the stop tap to open the filling loop. These will vary depending on the type of boiler. When the tap is opened (quarter turn) this will introduce cold water into the boiler system and the pressure gauge will start to rise. Some filling loops have a screw driving slot, in which case you will need to turn the valve open a quarter turn until you hear the water entering the system. **Do not** over fill or open the tap too quickly as you will need to let the system fill gradually.

Step 4 Once the gauge reads 1.5 bar or the desired pressure required as per your manual instructions, close the tap to stop water entering the boiler system. If you were required to attach a filling loop, unscrew and remove the filling loop. There will be a little water left over within the filling loop but this is nothing to worry about.

Step 5 After topping up the pressure, run the hot water taps to allow water to flow through the system.

If after re-pressurising the system the boiler pressure continues to drop contact your Estate Manager on 01494 671331 to report the fault as there could be a further fault with the boiler or a leak on the system.