



## ENERGY CRISIS: CENTRAL HEATING BOILERS

**Precautionary steps for residents to minimise energy costs and at the same time prevent escape of water incidents.**

### AUTUMN CHECKLIST

- Central heating boiler serviced by a Gas Safe registered engineer within the last 12 months.
- Check all visible pipe and water tank lagging within the property, including loft spaces.
- Arrange for any exposed pipework to be insulated with foam tubing.
- Check radiators are working efficiently and bleed to remove any trapped cold air.
- Check any external water taps are protected with insulation to protect from frost.
- Check any boiler condensate pipes that terminate externally are insulated - risk of freezing which can result in boilers shutting off when you need them most.
- Undertake any obvious repairs to minimise the risk of damage to the boiler, e.g. water leaks and overflows from condensate outlets.
- Identify location of stopcock and make sure it works.
- Always maintain a minimum temperature of 4°C between October - April.
- During warmer months, periodically turn heating on for a short time to prevent parts seizing due to lack of use.
- Remember buildings insurance will not cover damage caused by poor maintenance or wear and tear.
- Be prepared for an emergency and know what to do and who to call.
- Report any insurance claims quickly to get support and help to minimise any further damage and disruption.

### TOP TIPS

- Act now – demand for plumbers and emergency call out costs will increase during cold spells.
- Reducing thermostat temperatures can result in significant savings e.g. from 23°C to 20°C.
- Consider installing smart radiator valves or a smart thermostat.
- Adjust smart thermostats so boilers shut off when the relevant room is up to temperature.

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