

The Essential Tenant's Guide

Winter Boiler Maintenance Guide



Introduction





Why Winter Boiler Maintenance is Important

Winter weather places extra demand on your boiler and heating system. Without proper care, boilers can break down, pipes can freeze, and heating bills can skyrocket.

As a tenant, staying proactive about boiler maintenance can save you time, money, and stress—while keeping your home warm and safe.



In this guide, you'll learn how to:

-  Insulate pipes to prevent freezing.
-  Safely repressurize your boiler.
-  Use frost protection settings effectively.
-  Identify common boiler issues and when to seek help.

Stay ahead of the cold with these simple, practical steps!

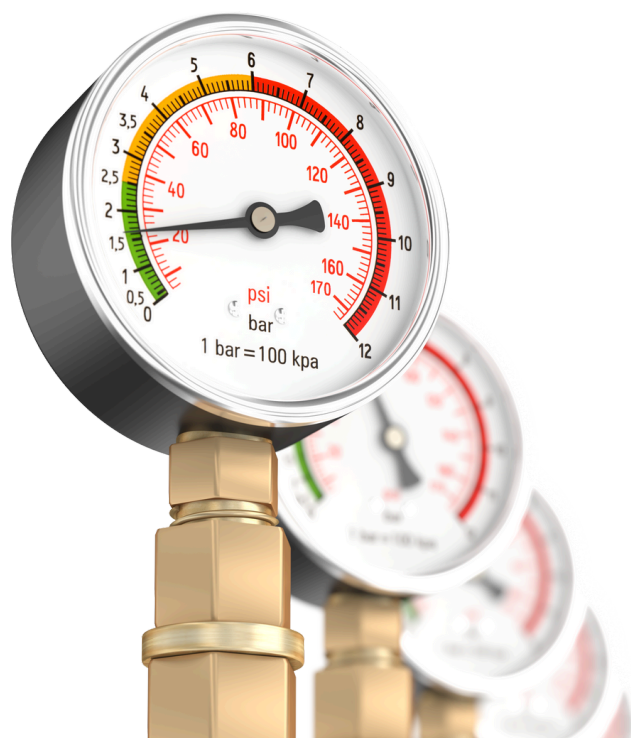


Basic Boiler Care Tips

Getting to Know Your Boiler

Your boiler is the heart of your home during winter. Regular checks can help you spot issues early and keep it running efficiently.

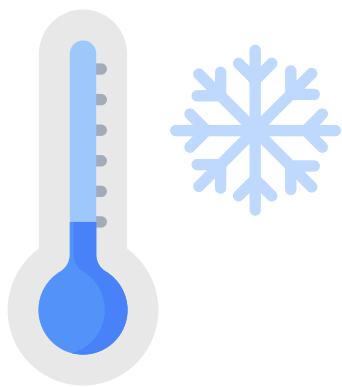
1. Check the pressure gauge: Most boilers work best between 1.0 and 2.0 bar. If the pressure is too low or too high, your heating system may not work properly.
2. Listen for unusual noises: Banging, whistling, or gurgling sounds could indicate trapped air or a mechanical issue.
3. Keep the area clear: Ensure the boiler and its vents are free from obstructions like boxes or dust.



Understanding the controls and front panel of your boiler can really help - take some time to look through your manual to understand how it works and what it should be like when it is working properly

If there isn't a copy of your manual in the property, check online or ask your landlord/agent to locate a copy for you





Did You Know? A burst pipe can spill hundreds of litres of water in minutes. Prevention is always better than repair!

Insulating Pipes

Prevent Frozen Pipes and Burst Pipe Hazards

When temperatures drop, exposed pipes can freeze and even burst, leading to costly repairs. Protect your pipes with these steps:

- Identify vulnerable pipes: Look for exposed pipes outside the property or in unheated areas like lofts or garages.
- Use pipe lagging: Buy foam pipe insulation (lagging) from a DIY store. Cut it to size and secure it around the pipes using tape.
- Keep the heating on: Even when you're away, set the thermostat to a low but consistent temperature to prevent freezing.
- Don't drain your system if away - there will always be some water left in low pipes and when this freezes, due to the boiler being off, it can split your pipes, often somewhere you might not notice a leak!

Repressurizing the Boiler

How to Safely Repressurize Your Boiler

If your boiler's pressure is too low, the heating system won't work efficiently. Here's how you can fix it:

- Turn off the boiler: Allow it to cool completely before working on it.
- Locate the filling loop: This is usually beneath the boiler and consists of two small taps or hoses.
- Open the taps slowly: Watch the pressure gauge rise. Stop when it reaches the recommended level (usually 1.5 bar).
- Close the taps: Tighten them securely to prevent leaks.
- Reset the boiler: If needed, follow your manual's instructions for a reset.



Safety Note: If you're unsure or the pressure drops frequently, contact your landlord or a professional.





Using Frost Protection Mode

Maximize Boiler Efficiency in Freezing Weather

Modern boilers often include a frost protection mode to keep them functioning in freezing temperatures.

What is frost protection mode? This setting ensures the boiler activates when the temperature drops too low, preventing frozen pipes or internal damage.

When to use it: If the property will be unoccupied during winter, check that frost protection is enabled.

Additional Tips: Keep your thermostat set to at least 10°C when away. Ensure radiator valves are open slightly to allow water flow.

Tip: Inform your landlord if the property will be vacant for a prolonged period, especially during extreme weather.



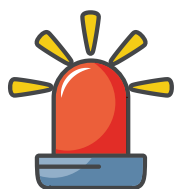
Troubleshooting and Emergency Contacts

Dealing with Boiler Issues

Even with proper care, problems can arise. Here's how to handle common issues:

- 1.No heating or hot water: Check if the boiler is on and the thermostat is set correctly. Look for error codes on the display panel.
- 2.Strange noises: Bleed the radiators to release trapped air, or check for loose fittings.
- 3.Boiler not turning on: Check the power supply, gas connection, and whether the pressure is in range.

If these steps don't resolve the issue, do not attempt further repairs yourself, contact a professional or your landlord immediately.



Important: If you smell gas, turn off the supply immediately and call the national gas emergency service on 0800 111 999 .





And that's it. We hope this guide will help advise on how to keep you boiler up and running, especially in these colder months!

Don't forget that you can search online for a user manual for your boiler if you don't have one and this can give you specific advice for your make and model!



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