

**YOUR HABODEL
GUIDE TO BOILERS
AND RADIATORS**



CONTENTS

Everything you need to make sure that your boilers and radiators are working effectively in your new home.

Welcome	2
Introduction	3
All about radiators	4
All about boilers	5
Know your responsibilities	6
Thank you and contact	7



Habodel



2. WELCOME

Healthy boilers mean warm radiators during the cold of winter

Habodel

3. INTRODUCTION

When you use central heating, a single boiler heats the water in your home. Water is pumped through pipes to radiators installed in different rooms around the house.

Central heating

Most central heating boilers run on electricity or mains gas, which usually works out cheapest and has the lowest carbon dioxide emissions of any fuel apart from wood.

They can be either a 'Combi' (combination) boiler or a regular boiler. A Combi boiler provides hot water instantly, as soon as you turn on a tap. The water is heated as it passes through the boiler, so there is no need for a cylinder. With a Combi, you can have hot water whenever you want for showers, baths, washing up etc.

A standard boiler uses a hot water cylinder, which can take some time to heat up. You will need to set your boiler to heat the water in the cylinder at certain times of the day.

This way, you will have enough hot water anytime you want a bath or to do the washing up, etc. Remember, you cannot spontaneously decide to have a bath later on in the day after heating. The water in the cylinder will cool down when the heating is turned off.

Whichever boiler you have, it plays an essential role by heating the water for your kitchen, bathroom, and radiators.

Email maintenance with the subject as your property address and include image attachments of your issue: maintenance@habodel.co.uk

Checking on your boiler helps to ensure we can maintain a satisfactory and healthy home for you and your family. It is also important to checking your heating controls regularly to see if you can make changes based upon your needs. It may be possible to save money on bills and reduce the amount of carbon dioxide your home generates.

4. ALL ABOUT RADIATORS

We will need you to bleed and maintain the radiators in your home, as part of the Habodel rental agreement to maintain a safe living environment.

Radiators

The best way to check your radiators is to turn your heating on and wait for the radiators to warm up. If there are any cool spots, especially near the top of radiators, you may need to bleed them.

If a radiator does not warm up at all, then it is potentially full of air. The air will need to be released to allow the radiator to work properly and heat the room.

How to bleed radiators

To bleed your radiators, make sure your heating is turned off in advance and the radiators are cold – you do not want to burn yourself with hot water!

You will then need a radiator bleeding key (you can buy these at your local DIY store or online), or a flat-headed screwdriver for more modern systems.

At the top of the radiator, at one end, you will find a valve to put in the key or screwdriver. Make sure you have a cloth ready to catch any drips!



Habodel

Slowly turn the valve anti-clockwise. You should start to hear gas escaping with a hissing sound. Eventually, the gas will all be gone, and liquid will begin to run.

It is best if you close the valve as quickly as possible to stop too much water from escaping and making a mess.

The last step after bleeding all radiators with cold spots is to check the system's pressure. If you have bled a lot of gas, the pressure in the system may be low and you will need to top it up using the 'filling loop'. Please see the instruction in the previous section under the heading 'monitoring your boiler pressure'.

If you have followed all of the radiator bleeding steps above and there are still cold spots (or anything else that is not quite right), email maintenance with the subject as your property address and include image attachments of your issue: maintenance@habodel.co.uk

5. ALL ABOUT BOILERS

As your landlord, we handle the maintenance of the boiler, fires, radiators, storage heaters and immersion heaters. We also include an annual gas safety check completed by a Gas Safe Engineer.

Boilers

As highlighted in your tenancy agreement, we trust you to take reasonable actions to prevent frost or similar damage to the property.

If your home is empty overnight or for more than 12 hours when the weather is likely to be cold, you will need to leave enough hot water in the system to prevent it from freezing.

Another tip is to turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain hot and cold water tanks.

Please remember to check and maintain the boiler pressure; we are here to guide you on your specific boiler and how to top it up. This may need to be completed two or three times a year. If you find that you are topping it up more than this, there may be a leak. Email maintenance with the subject as your property address and include image attachments of your issue maintenance@habodel.co.uk We can then send someone to take a look at it.



Habodel

MONITORING LOW PRESSURE

You can monitor the boiler pressure by looking at the gauge on your boiler when it is cold. Heating systems should run at a pressure around 1 bar when cold; it is normal for the pressure to increase slightly when hot, but if it is over 2.5 bar, you may have a fault, or a problem may be developing.

If your boiler needs topping up; you should have been shown how to do this when you checked in. Alternatively, if you need help, you can call us, and we can talk you through it.

Generally, you need to switch off your boiler and allow it to cool. Double check that both ends of the 'filling loop' are securely attached. If you do not know what a 'filling loop' is, that is fine; we can describe this to you. Open both valves on the 'filling loop' to allow cold mains water into the system; you should hear this. Wait for the pressure gauge to reach 1.5 bar then quickly close both valves one after the other.

MONITORING 'HIGH BOILER PRESSURE'

If you have recently topped up your boiler and you have topped it up too much, this should reduce slowly and isn't a cause for concern. Check your filling loop is closed properly. Bleed your radiators 'instructions for this can be found on page 4'.

FROZEN CONDENSATE PIPE:

During the colder months, it's possible that your Condensate Pipe will need to thaw. To do this, look for an outdoor pipe connected to your boiler. With a sealed bag of warm (not boiling) water, move it along the pipe.

6. KNOW YOUR RESPONSIBILITIES

As your landlord, Habodel is responsible for the maintenance and repairs of your boiler.

As our customer, you are responsible for the day-to-day health of the boiler to keep the heating running and for reporting any problem with the boiler or the heating system.

Residents responsibilities

Generally speaking, you are responsible for using the heating system, including bleeding the radiators if cold spots are noticed and topping up the boiler if the pressure is low. See page 5 for more details.

Please remember to inform us of any issues by reporting them as soon as they are noticed.

Email maintenance with the subject as your property address and include image attachments of your issue: maintenance@habodel.co.uk

Landlord's responsibilities

We are responsible for maintenance and repairs of any gas heating system and for ensuring all gas appliances in the property are checked each year by a Gas Safe registered engineer (to produce a CP12).

We will keep your boiler in good repair and proper working order, responding to all reported issues.



7. THANK YOU

Any Questions?

For additional information regarding your boiler and radiators or for any ongoing maintenance issues, get in touch with our maintenance team

Phone: 01302 499 202

Email: maintenance@habodel.co.uk

To inform us about an emergency, please get in touch with our Maintenance Team.

Phone: 01302 499 202

Our operating hours are 8.30am - 5pm Mon-Fri excluding bank holidays. Anything outside of these hours goes directly to our emergency out of hours service.

Registered Address: Habodel House, Hayfield Business Park, Field Lane, Auckley, Doncaster DN9 3FL.

Habodel

