

Gas Servicing

Leaseholder Forum
Friends Meeting House
Wednesday 27th January 2pm



Introduction

- As a home owner, it is your responsibility to ensure the safety and security of your home.
- You also have a responsibility to those around you, especially if your home is part of a communal block.

Gas Servicing

- Gas Servicing is often an area that gets overlooked.
- People underestimate how bad the consequences could be.
- They are reluctant to pay for something unnecessary.
- Or they think it won't happen to them...

Consequences

- ...but in reality it could.
- More than 50 people in the UK die each year from carbon monoxide poisoning and many more suffer long term effects such as brain damage and heart problems.
- Immediate symptoms may include dizziness, headaches, sickness and tiredness. Days later, confusion, loss of memory and co-ordination problems can occur.
- People with heart or breathing problems, pregnant women, pets and young children would be the first to show symptoms.

Causes

- Carbon Monoxide poisoning is caused by the fuel in appliances such as boilers, open fires and central heating systems not burning fully. Carbon Monoxide (CO) gas is then produced.
- Damaged appliances or those not serviced regularly can produce higher levels of the gas and become dangerous.
- Burning fuel in an enclosed or unventilated space can also cause CO poisoning.
- CO gas is hard to detect as it has no smell, taste or colour. It is easy to inhale without realising it.

Prevention

- Be aware of the dangers and identify any appliances that could give out CO gas.
- Be aware of early warning signs and look out for symptoms.
- Make sure appliances such as boilers and central heating systems are installed and regularly maintained by a reputable, registered engineer. **Never attempt to install or service appliances yourself.**
- Make sure rooms are well ventilated.

How can Arcon Help?

- We would like to offer you a gas safety check service. The check would be done by Alan Chew & Co. who are approved gas engineers. They are a reputable contractor who we have been using for a number of years.
- The check is valid for 12 months and includes the checking and servicing of appliances, namely boilers and fires. Gas installation pipework would also be checked for soundness.
- Any additional works needed would not be covered as part of the service and would be your responsibility.

The small print..

- The cost of the check for 2009/10 is £54.05.
- This includes the inspection and the management fee.
- All gas checks are administered through our maintenance department, namely Alison Lord. She will liase with Alan Chew to arrange a mutually convenient time.
- The cost is payable separately to your service charge and would be invoiced soon after the check.

Any Questions...?

- Please ask..
- Or contact Alison Lord on 0161 214 4146 if you are interested in the scheme or would like further information.