

Plan Summary

Landlord Gas Safety Inspection (CP12) & Landlord Gas Boiler Service Plan

This plan provides a Gas Safety Inspection and Gas Boiler Service for landlords.

A summary of the main benefits and exclusions under the plan is set out below. **For a full description of what is and what is not included, please see the plan terms and conditions.**

What is included	What is not included
<p>A full inspection of the fixed gas appliances at your property, which will include the following:</p> <ul style="list-style-type: none"> ✓ Check the appliance for gas tightness ✓ Check the standing and working pressure if test points are available ✓ Check the burner pressure/ gas pressure against the manufacturer's data plate ✓ Check for the satisfactory provision of all necessary ventilation ✓ Test the flue flow to ensure removal of products of combustion ✓ Check the satisfactory operation of safety devices ✓ Check for physical stability, presence and effectiveness of brackets (where appropriate) ✓ Investigate any evidence of unsafe operation and report to the landlord ✓ Issue landlord gas safety record 	<p>The main exclusion is:</p> <ul style="list-style-type: none"> ✗ Heating or plumbing problems <p>Other exclusions include:</p> <ul style="list-style-type: none"> ✗ The cost of remedial work, repair or parts needed for any fault which is found before or during the landlord gas safety inspection and/or the annual gas boiler service ✗ Any maintenance or remedial work. This is your responsibility and does not form part of this agreement. Such work will need to be completed at your cost. ✗ Any breakdown assistance other than in the event that you have a breakdown within 24 hours of the annual gas boiler service
<p>A full gas boiler service, which will include the following:</p> <ul style="list-style-type: none"> ✓ Visual check on flue ways and terminal ✓ Clean the burner and pilot light ✓ Clean and lubricate fan where applicable ✓ Clean and adjust the ignition components ✓ Clean and visually check heat exchanger ✓ Check all disturbed gas connections ✓ Check all safety devices ✓ Verify gas pressure and heat input ✓ Check operating pressure and reset if required ✓ Check seals (gas and water) ✓ Test open flued boilers for spillage ✓ Full operational check and advice provided on using your heating more efficiently 	
<p>The Landlords Gas Safety Inspection will record each gas appliance and whether or not they are safe to use at the time of Inspection. The gas fired boiler at the property will be serviced to meet statutory requirements, manufacturer's recommendations and relevant codes of practice.</p> <p>We will contact you to arrange for an engineer to carry out the annual Landlords Gas Safety Inspection and the annual gas boiler service. These will be undertaken together and will be available Monday to Friday, 9am to 5pm, excluding bank holidays.</p>	

Who is eligible for this plan? This plan is for landlords only. Retail, commercial and other premises used for business are not eligible for this plan, and council and housing association tenants will not need this service. Mobile homes, bedsits, sub-divided homes and sub-let properties are not covered.

How can this plan be cancelled?

You can cancel the plan by contacting HomeServe in writing, by telephone or by using the cancellation form online at <http://www.homeserve.com/cancellationletter>. The cancellation period is 28 days after your plan start date. If you cancel within this period you will receive a full refund unless you choose to have your Landlords Safety Inspection and/or Boiler Service completed during this period, in which case you will lose your right to cancel and will not receive a refund. If you cancel after this period and you have not received any service(s) under this plan, you will receive a refund of any payments made minus any applicable administration fee. If you cancel after this period and you have received any service(s) under this plan, you will not be entitled to a refund. For further information, please see the Terms and Conditions.

What happens at the end of this plan period?

Your plan is for 12 months. You will receive your new plan documentation in advance of renewal to give you time to consider whether the plan is still right for you. If you pay by Direct Debit or credit/debit card, excluding Maestro payments, your plan will automatically renew on the terms in your new plan documents unless you tell HomeServe you do not wish to renew. If you choose any other method of payment you will be sent an invitation to renew prior to your renewal date which will explain how you can renew.

Please read the plan terms and conditions for further information.