

SANDOWN LODGE ESTATE

INSTALLATION OR REPLACEMENT OF BOILER APPLIANCES

1. Leaseholders are required to complete and submit an Alterations Application form to Bartholomews, in advance, when they intend replacing such installations. Detailed specification (including drawings, if appropriate) of the proposed works must be included.
2. All proposed works must be in full compliance with the appropriate Regulations current at the time when the works are due to be carried out.
3. Works must not commence until permission to proceed has been granted by the management company.
4. The management company reserves the right to inspect the works at any time during their execution and following completion.
5. Details of the proposed installer should be submitted along with details of their Gas Safe registration number. Only registered engineers carrying Gas Safe ID cards are permitted to work on the installations. Leaseholders will be responsible for checking the card of site operatives before allowing an installer to carry out gas work.
6. Leaseholders must obtain evidence that their selected contractor holds adequate insurance cover for works in such premises. The minimum required cover is for £2,000,000 third party liability.
7. The chosen gas boiler must be suitable for use on the existing gas installation supply pipework and other utility services. No external gas pipe alterations are permitted without permission from the management company.
8. Plume management systems are to be used where necessary to reduce the visual impact of the vapour trail and prevent nuisance to other residents. Details are to be provided prior to installation.
9. Condensate pipes are to be run internally within the property discharging into a waste drain in compliance with the Regulations.
10. Any existing redundant openings in the facade of the property to be properly made good by a qualified and experienced tradesman. Where these are in cladding panels, PVC boarding etc the entire panel is to be renewed to match existing. In brickwork the bricks to be cut out and replacements to match existing bedded in sand lime mortar, colour and pointing to match existing.
11. Façade around new flues to be made good and seal around flue (preventing entry of flue gases, vermin and insects) with flexible sealant to boiler manufacturers recommendations and in a colour to match the façade. Fix neoprene collar. Pressure vent pipes in copper turned in towards façade to prevent risk of scalding, neatly sealed with flexible sealant, colour to match the façade.
12. New boiler installations must not be connected to the original concrete vertical exhaust ducts.

Upon completion of works a Completion Certificate must be obtained by the Leaseholder and a copy provided to the management company.