

## Gas Appliance Service Monitor.

Why install this device into your tenants gas boiler?

The law now states that landlords must service gas appliances every 12 months. Approximately 5% of tenants do not allow entry into the property for the service.

The options at present open to landlords required to service gas appliances are;

1. To take all reasonable steps i.e. letters, solicitor's letters, notices, visits and as a last resort break into the property to carry out the service or,
2. Install an electrical device to turn the power off to the gas appliance after 365 days but not achieve the service.

Option 1 is costly in both time and money and option 2 is not the preferred route, due to the landlords duty of care to the tenants and the risk that this action could open up the chances of being sued under the human rights act.

The Gas Appliance Service Monitor has been designed to assist landlords in gaining access to properties and as it is fully programmable it can form part of your specific gas access procedures.

The device operates on 3 levels; visually using an optical flashing LED, audible by alarm and physically by interrupting the power supply to the appliance or boiler. The timing and sequences of the three modes can be programmed to fit in with your own requirement.

The device is labelled to each landlord's requirements with contact number, safety information, logo and any other text as may be required.



Gas appliance monitor fitted to a boiler

## Operation Example: Service Monitor fitted to a Gas Boiler.

After installation when the service is not due, the LED will be green and the device will time for 44 weeks. At 44 weeks the LED will change to yellow, indicating that a service is due.

At 50 weeks the LED will change to red and the unit will beep once per minute to indicate that the service is overdue.

At 52 weeks the red LED will change to a slow flash and the unit will beep twice per minute. The device will now be in fault mode 1 and for 120 hrs the boiler operation will be blocked for 1 hour OFF and 1 hour ON. A further 2 fault modes can be programmed in to make the boiler fault get progressively worse as the overdue service time is passed.

After all fault mode times have elapsed the boiler operation is either un-blocked or remains in fault mode with the red LED continuing to flash and beeping twice until reset.

To reset the device (after the boiler has been serviced and the power turned back on) the engineer swipes a special proximity tag across the bottom side of the device.

### Extra Features:

A low temperature thermostat is mounted inside the device and set to approx 15C. If the room temperature around the device is below 15C, then all fault modes are bypassed (boiler operation is not blocked)

The device has an internal, battery timer back-up. This will keep the timers running if the power is turned off for long periods of time, 5 to 10 years (depending on, off time)

If the device cables are cut the boiler will NOT operate.

All of the operation example times and sequences can be changed to fit in with your own gas access procedures and requirements with a minimum order of 100 units.

The installation of the unit is very simple with only 4 wires to connect, 2 to the 230Vac mains and 2 to the boilers switched supply.

The service monitor installation can be carried out when fitting a new boiler or during the annual service within 15 minutes.

An engineer re-set proximity tag is supplied with 50 off service monitors.



Gas monitor resetting key.