



Gas Safety and Servicing

Information for DBC Leaseholders

If you own a leasehold flat in a DBC block, you must maintain your own gas boiler and any other appliances in your home. Dacorum Borough Council is not responsible for any repairs or routine maintenance inside your home.

If you rent out your leasehold flat (and become a private landlord), by law you must get a Landlord's Gas Safety certificate every year and give a copy to your tenant. This is proof that you have had a gas safety inspection carried out and that all gas appliances in the property are safe. A gas safety inspection is also required whenever a new tenant moves in.

Dacorum Borough Council owns the freehold of your building, so there may be a mix of leaseholders, Council tenants and private tenants in your block. The Council has a responsibility to ensure the health and safety of people who live in council housing in Dacorum, as well as people who live around, work in or visit their homes.

Failing to carry out boiler servicing, gas safety inspections and keep gas appliances in good condition can cause fire, explosion or carbon monoxide poisoning. Carbon monoxide is a deadly gas that has no smell, so you would not be aware of it until you or someone else in your home became ill or died. We strongly advise you to install a carbon monoxide alarm/detector in your flat for your own and others' safety.

To give you the peace of mind that your gas appliances are in good condition and that you are not putting yourself and your neighbours at risk, DBC Leasehold Services have negotiated a discounted gas safety rate for our leaseholders with Sun Realm Heating Co Ltd. This is the company that carries out all the servicing and repairs to gas boilers and appliances on our tenanted properties. Their engineers are highly skilled and fully qualified. Sun Realm are Gas Safe registered and ACS accredited.



Sun Realm have been delivering a gas safety service for more than 40 years. They can meet all your heating requirements - from your annual boiler service to full replacement of your boiler or heating system.

What is a gas safety check?

- Your gas meter and all visible gas pipe work will be inspected for safety
- Your whole house gas supply will be checked for leaks via a pressure test
- Your gas appliances are checked to make sure they are on the right setting and operating correctly
- Visible sections of flues and terminations are checked to ensure all flue gases are being removed safely to the outside air.
- Ventilation routes are clear and working properly
- All appliances will be visually inspected for any signs of failure or poor combustion
- Safety record detailing the inspection activity will be sent to your property within seven working days

What is a gas service?

Whilst a gas safety check assesses the basic safety of a gas appliance, a service will consist of:

- A comprehensive service and inspection of a gas appliance (In accordance with manufacturer's instructions).
- The engineer will assess the physical condition of the appliance, installation pipe work, air vents and any flues for deterioration.
- They will carry out recognised performance tests and advise on any remedial action that may be required.
- A safety record detailing the inspection/service and any other work sent to your property within seven working days.

Discounted rates for DBC Leaseholders – please contact Sun Realm for current rates. Remember to tell them that you are a DBC Leaseholder.

Please make all appointments and enquiries directly with Sun Realm.
(The DBC Repairs Service and Leasehold Services are not able to handle these.)

Email: DBC-enquiries@sunrealm.co.uk

Tel: 01442 798 888

Office Hours: 08.30am – 5.30pm

SUN REALM
Heating Co Ltd