

Boiler renewal

August 2011



HFI may have to renew your boiler if it cannot be repaired or because we are doing improvement works on your estate. This may include renewing boilers which are 20 years old or over.

System boilers (with hot water cylinder)

Most tenants will have a gas boiler which heats the water for the radiators and the water in the hot water tank (or cylinder). In a majority of cases there is an electrical immersion heater which can be switched on to heat the water in the tank if the boiler breaks down.

When we replace your existing boiler we will give you a similar system. This is because the services and pipe-work in the property are already set up. We must give you an efficient boiler which meets current regulations. Where possible we will choose an “A” rated system boiler.

Combination boilers or “Combis”

If there is not enough space when we redesign a kitchen to the decent homes standard, we may have to fit a combination boiler, also known as a “combi”. This type of boiler provides heating and hot water from the mains water supply and does not have a hot water tank. If we have to install a combination boiler you will not have a back up system for hot water if your boiler breaks down.

Combination boilers have other draw backs. Because they rely on mains water pressure, if you live above the 2nd or sometimes above the 1st floor, the water pressure may not be sufficient to fire up the boiler. We will always test that the mains water before installing a combination boiler where this is our only option.

Special requests

Some tenants have asked us to install combination boilers and we will consider requests on a case by case basis. We prefer not to install this type of boiler, except in very small flats which do not have enough space for a hot water cylinder. A combination boiler does not have a back up for hot water if the boiler breaks down and does not always suit the property. There is very little difference in efficiency between the two types of boiler since the water that is heated in the cylinder keeps its heat for a long time because the cylinder is fully insulated.

Contact details for the Area Housing Offices:

Highbury House Area Housing Office
4-5 Highbury Crescent
London, N5 1RN

Tel: 020 7527 5300

Email: highbury.house@homesforislington.org.uk

Holland Walk Area Housing Office

85-88 Holland Walk

London, N19 3XS

Tel: 020 7527 7497

Fax: 020 7527 7407

Email: holland.walk@homesforislington.org.uk

Minicom: 020 7527 7405

Old Street Area Housing Office

41-47 Old Street

London, EC1V 9HX

Tel: 020 7527 6250

Fax: 020 7527 6207

Email: old.street@homesforislington.org.uk

Minicom: 020 7527 6202

Visit our website at

www.homesforislington.org.uk

