



Landlord Packages

for your complete heating system



Tel: 07838 217649

email: sdplumbingservices@gmail.com

website: www.sdplumbingservices.com



Company Registration: 09525555



VAT Number: 220751345

Boiler Only
£18 PCM*



- 24/7 call out direct to the engineer
- Unlimited Labour and £300 parts cover
- Annual service & gas safety certificate
- Call out within 24 Hours

- Optional Excess Available
- * All prices are subject to VAT

This is a simple package offering a basic level of cover for only £18.00 pcm.*

This package includes:

- * **24/7 unlimited call out-**
no charge for call outs, whatever time of day or night! - normally £67.00.
- * **Unlimited labour-**
no need to worry about high labour costs when problems arise.
- * **£300 worth of parts cover.**
- * **An Annual service and Gas safety certificate-**
this certificate will cover all gas appliances in the dwelling at no extra charge - normally £67.00 p.a.
- * **A direct contact number for the tenant-**
saving you time and hassle, a direct line to me!
- * **Call out within 24 hrs-**
this rapid response will help stop problems from escalating.

With this package we can also offer:-

A £52* excess to reduce your monthly outgoings up to as much as £32 per year.

Your annual fee for this package is £192.00*

An inspection of the dwelling will need to be completed, and a new gas certificate issued,
(Unless there is a current gas certificate in place) and your cover will start.

* All prices are subject to VAT

Boiler & Controls £21 PCM*



- 24/7 call out direct to the engineer
 - Unlimited Labour and parts cover
 - Annual service & gas safety certificate
 - Call out within 24 Hours
 - Electrical Heating controls
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- Multiple Property Discounts
 - Optional Excess Available
- * All prices are subject to VAT

This is our intermediate package which is only £21.00 pcm.*

This package includes:-

- * **24/7 unlimited call out-**
no charge for call outs, whatever time of day or night! -normally £67.00.
- * **Unlimited labour-**
no need to worry about high labour costs when problems arise.
- * **Unlimited parts cover.**
- * **An Annual service and Gas safety certificate-**
this certificate will cover all gas appliances in the dwelling at no extra charge. -normally £67.00 p.a.
- * **A direct contact number for the tenant-**
saving you time and hassle, a direct line to me!
- * **Call out within 24 hrs-**
this rapid response will help stop problems from escalating.
- * **Electrical controls-**
this includes room thermostats, programable room thermostats, all mechanical and digital programmers, all pipe, cylinder and frost thermostats.

With this package we can also offer:-

A £52* excess to reduce your monthly outgoings up to as much as £32 per year.
A multiple property discount, including your own home and other family members

Your annual fee for this package is £228.00.*

Any wireless products are not covered in this package.

If there needs to be any major rewiring to accommodate any new electrical control a Part P qualified electrician will need to be appointed at an additional cost. This service can be provided or your own qualified contractor can be used.

An inspection of the dwelling will need to be completed, and a new gas certificate issued,

(Unless there is a current gas certificate in place) and your cover will start.

* All prices are subject to VAT

**Boiler Controls &
Complete System £25 PCM***



- 24/7 call out direct to the engineer
 - Unlimited Labour and parts cover
 - Annual service, gas safety certificate & Legionella Risk Assessment
 - Call out within 24 Hours
 - Electrical Heating controls
 - External heating system valves and pumps
 - Multiple Property Discounts
 - Optional Excess Available
- * All prices are subject to VAT

This package is great value for money at £25.00 pcm.

This package includes:-

*** 24/7 unlimited call out-**

no charge for call outs, whatever time of day or night! -normally £67.00.

*** Unlimited labour-**

no need to worry about high labour costs when problems arise.

*** Unlimited parts cover.**

*** An Annual service, Gas safety certificate & Legionella Risk Assessment-**

this certificate will cover all gas appliances in the dwelling at no extra charge. -normally £67.00 p.a.

*** A direct contact number for the tenant-**

saving you time and hassle, a direct line to me!

*** Call out within 24 hrs-**

this rapid response will help stop problems from escalating.

*** Electrical controls-**

this includes room thermostats, programable room thermostats, all mechanical and digital programmers, all pipe thermostats, cylinder thermostats and frost thermostats.

*** External valves and pumps to the boiler-**

this will include heating pumps and mechanical heating control valves. All radiator lock shields or thermostatic radiator valves.

With this package we can also offer:-

A £52* excess to reduce your monthly outgoings up to as much as £32 per year.

A multiple property discount, including your own home and other family members

Your annual fee for this package is £276.00.*

If there needs to be any major rewiring to accommodate any new electrical control a Part P qualified electrician will need to be appointed at an additional cost. This service can be provided or your own qualified contractor can be used.

An inspection of the dwelling will need to be completed, and a new gas certificate issued,
(Unless there is a current gas certificate in place) and your cover will start.

* All prices are subject to VAT

Complete House Cover £27 PCM*



- 24/7 call out direct to the engineer
- Unlimited Labour and parts cover
- Annual service, gas safety certificate & Legionella Risk Assessment
- Call out within 24 Hours
- Electrical Heating controls
- External heating system valves and pumps
- Complete heating hot and cold pipe work
- Above ground drainage
- Multiple Property Discounts
- Optional Excess Available
- * All prices are subject to VAT

This is a great package, leaving nothing to chance, giving total peace of mind for £27.00 pcm.*

This package includes:-

- * **24/7 unlimited call out-**
no charge for call outs, whatever time of day or night! -normally £67.00.
- * **Unlimited labour-**
no need to worry about high labour costs when problems arise.
- * **Unlimited parts cover.**
- * **An Annual service, Gas safety certificate & Legionella Risk Assessment-**
this certificate will cover all gas appliances in the dwelling at no extra charge. -normally £67.00 p.a.
- * **A direct contact number for the tenant-**
saving you time and hassle, a direct line to me!
- * **Call out within 24 hrs-**
this rapid response will help stop problems from escalating.
- * **Electrical controls-**
this includes room thermostats, programable room thermostats, all mechanical and digital programmers, all pipe thermostats, cylinder thermostats and frost thermostats.
- * **External valves and pumps to the boiler-**
this will include heating pumps and mechanical heating control valves. All radiator lock shields or thermostatic radiator valves.
- * **Complete heating hot and cold pipe work-**
this includes any heating, hot or cold pipe work from the stop cock/boiler or cylinder going to any bath/basin/toilet/kitchen sink/shower/outside tap/loft tank or radiator. All waste pipes and soil pipes above ground are also covered.
- * **Above ground drainage-**
this covers all your waste pipes and soil pipes that are above ground.

With this package we can also offer:-

A £52* excess to reduce your monthly outgoings up to as much as £32 per year.
A multiple property discount, including your own home and other family members

Your annual fee for this package is £300.00.*

Any item connected to any pipe work is not covered along with any drainage that is below ground level, including the cold main. Any work needed to fix a problem can be arranged and a price agreed before any work is carried out.

If there needs to be any major rewiring to accommodate any new electrical control a Part P qualified electrician will need to be appointed at an additional cost. This service can be provided or your own qualified contractor can be used.

An inspection of the dwelling will need to be completed, and a new gas certificate issued,
(Unless there is a current gas certificate in place) and your cover will start.

* All prices are subject to VAT

General Terms and Conditions.

To start your cover, an inspection may need to be completed, unless there is already a current Gas Safety Certificate in place on the property. If not, a Landlords Gas Safety Certificate will be completed and sent out along with a covering letter reporting any issues.

The date on your Welcome Letter will be the start date for your policy and the annual renewal date. An annual Landlords Gas Safety Certificate will be completed on, or before that date.

Any existing fault found on the first inspection will be dealt with on a case by case basis.

Any boiler of an age will be taken care of, as long as parts are still available. All efforts will be made before condemning a boiler.

Any Boiler or Cylinder replacements, including labour, are not covered.

Any damage caused by gaining access to any problem ex: boxing surrounding leaking pipes, will not be covered and will carry a charge. This will be discussed with you before going ahead with any work.

When taking out a Landlords Package you will be tied in for a minimum of four months.

If any major works have been carried out, you will be tied into the policy until its next renewal date, or a part payment can be arranged.

All contracts will annually renew automatically on the date that is on your Welcome Letter. If you do not want to renew your policy then you need to give not less than 30 days written notice from this date.

You will be notified of any changes to the policy in writing, not less than 60 days before your annual renewal date.

To cancel the policy you will need to give no less than 30 days written notice.

I will give an honest assessment of any situation and offer options on the best, and most cost effective, course of action. However, if you choose not to go ahead with any advised works and the fault reappears, that fault and any resulting damage will not be covered. Ex: If a fault is found to be caused by sludge in the system, I would treat the problem and recommend that you fit a magnetic cleaner at a one off cost. If you choose not to fit the cleaner then any future problem caused by sludge would not be covered.

Any damage caused by water ingress, of any kind, to electrical components will not be covered under the service package. Charges will be applied.

Faults with the main heat exchanger i.e. cracks or corrosion, are not covered under the agreement and will be dealt with by mutual goodwill from both parties.

If an intermittent fault is presenting, all attempts at fault finding will be carried out. Parts will not be fitted until a fault can be established.

We aim to be out to the property the same working day, and within 24hrs at all other times.

24hr Callouts requires there to be danger to life or damage to the property. Steps must be taken by the occupier to isolate the water/-gas supply in the event of a water/gas leak.

Recharging heating systems will be chargeable if the occupier has not taken reasonable steps with guidance over the phone.

You are buying into a small, family run business and you will be dealing with myself and my partner, not a call centre. I provide an honest, reliable and personal service. As there are very few terms and conditions attached, a certain level of trust and good faith will need to be entered into by both parties. I will endeavour to provide the best level of service and care I can. I would appreciate prompt access to the properties concerned, prompt payments, and 'fair use' of the unlimited 24hr callouts'.