

81 KEPPOCH ST: GAS – ELECTRICITY – WATER

METER LOCATION & EMERGENCY CUT OFF

GAS LEAK: the meter and the isolation valve are located in the small cupboard beside the front door. If you smell gas, the gas can be turned off by pulling the metal lever down 90 degrees either way. Then call the National Gas Emergency Service 24 hours a day on 0800 111 999 and call your landlord immediately. Open windows to ventilate and do not operate light switches or start any naked flame.

WATER LEAK: The stop cock is located on a white plastic pipe running beneath the staircase, an additional stopcock is located in the cellar further down the pipe. The water can be switched off by turning the tap clockwise. **There is no meter.** In addition, most taps and showers should have individual isolation valves which can be turned off using a flat head screwdriver and turning them 90 degrees so that the slot runs perpendicular to the pipe (in line is in the on position).

ELECTRICITY: The meter and electric consumer unit (trip switches) are located above and to the left of the downstairs middle room door. Individual circuits exist for different areas of the house e.g. upstairs lights; kitchen sockets; electric shower etc. and are clearly labelled on the consumer unit –there is a step ladder under the staircase should you need to access the switches.

Tips to Operating the Electric Consumer Unit:

Some actions you can perform yourself which may save you a lot of time:

If one of the circuits trips off on its own while other areas in the house continue to work:

If there is a fault on any of the individual circuits or in an appliance plugged into one of these circuits a switch (MCB or mini circuit breaker) will flick the power off to this circuit. In this instance the best thing to do is to unplug all appliances that run off this circuit, flick the switch back to the ON position and then plug in the appliances one-by-one until the faulty appliance trips the circuit again. In this manner you can at least isolate the problem before contacting me e.g. it could be a dodgy plug on the electric toaster or a Hi-Fi. If this does not work there is probably a problem with the circuit itself and it will definitely be necessary to contact me to rectify the problem.

If the whole consumer unit is switched off by the main governing switch or RCD (Residual Circuit Device) and there is no electricity at all:

This will occur if there is a leakage to earth anywhere. In the first place you can isolate where in the house this is by switching all the MCB switches to off, switching the RCD back to the ON position (after first switching it to the FULLY OFF position) and then switching each MCB on one-by-one until the circuit which contains the fault trips the RCD again. From this point on you can proceed to isolate which appliance on the circuit is causing the problem by following the instructions in (a) above

NOTE: Modern electricity Consumer Units are very sensitive and are commonly tripped by light bulbs blowing. In which case simply replace the light bulb and then reset the switches to the ON position – **always remember to set the RCD/main switch to FULLY OFF before switching to the ON position.**

If all of the switches are in the on position on the consumer unit, and you do not have any power, then there has either been a power failure to the area, or if all of your neighbours have power, the main fuse to the house has probably blown and in which case you will need to contact the electricity supplier or call Western Power Distribution (the company who manage the physical cable network) directly on: **0800 6783 105** for them to send out an engineer.