

Electrical, Heating, Hot Water Troubleshooting

Guidance below.

Electrical Troubleshooting

Light Bulbs

Light bulbs **should be replaced by the tenant**, however, in some cases, this is not easily done or unsafe to attempt to do so. In these cases, please contact the maintenance team via the form on the [maintenance page](#) of our website who will be happy to help.

Electrics Tripping

You may find that all or some of the electrics ‘trip’. That is, sockets suddenly stop working, or nothing works at all.

Electrical trips are usually caused by an appliance of some sort. The most common culprits are:

1. Toasters
2. Kettles
3. Microwaves
4. Ovens
5. Chargers

Sometimes another appliance (such as fridge/TV) will cause the issue, but this is rare.

When this happens, one (or more) of the switches on the consumer unit (used to be called a fuse box) will have flicked into the **down** position, like the image below.



BRYCE PROPERTIES

Action: Try pushing the switch into the **up** position. The electrics may come back on again, but other times the switch will immediately return to the **down** position. If this happens, then the appliance causing the issue is likely still turned on and plugged into the electrical socket.

To find the appliance causing the issue, each appliance (toaster, kettle etc) must be **completely** unplugged from the electrical socket it was plugged into.

Now, try flicking the switch back up on the consumer unit. Hopefully, the electrics will come back on!

Try plugging back into the electric sockets each appliance (**one by one**) you previously unplugged. You may need to turn the kettle on or use the toaster to force the electrics to trip again.

By process of elimination, you can work out which appliance is causing the issue.

If the problem is caused by one of the appliances provided by Bryce Properties (see below), then please get in touch with the maintenance team via the website [maintenance page](#). If the issue was caused by something you purchased, then the appliance or device is likely faulty.

Appliances provided by Bryce Properties:

- Fridges, freezers
- Dishwashers
- Washing machines, tumble dryers
- Ovens, microwaves
- TV's

We do not provide kettles and toasters, sandwich makers, air fryers etc

Heating & Hot Water

Cold radiator(s)

When one or more radiators are cold, or cold on parts of the radiator but warm on others, then it could be that there is some air in the system. The problem radiators will need to be 'bled' by one of our maintenance team. [Please get in touch.](#)

Complete lack of heating or hot water

Complete lack of heating or hot water can be caused by low boiler pressure. Where the boiler is accessible, you can report back to us the reading on the pressure gauge. They will look like these:



The **black** pointer or the **digital reading** should be somewhere between 1 and 3 (bar). If the reading drops below 1 or gets close to zero, then the boiler will likely not be able to provide the hot water required.



Low water pressure can indicate a small leak somewhere, either in the hot water pipes or in the heating system, such as radiators or the pipes that feed them. Please [let us know](#) if you spot anything amiss.

Naturally, these systems can be more complex than we've illustrated above so please do not hesitate to get in touch with the maintenance team.