

A tenant's guide to Boilers - Baxi 105e / He

Insufficient water pressure or an interruption in the gas supply are the most common reasons for boilers breaking down. The interruption to the gas supply can include the meter running out of credit and the boiler needing to be reset.

Below is a guide on how to reinstate the boiler if you feel comfortable doing so. This will save waiting for an appointment if it is out of hours or at a weekend.



If your boiler has low water pressure, your needle on the right-hand side of the boiler (see picture 2) will usually be at 0 or below 1. The light above number 60 will be flashing, which indicates a pump or low pressure fault. If this is the case, reinstating the boiler to its correct pressure is simple.

Underneath or sometimes above your boiler you will find a filling loop connected to the pipework (pictured below). Turn the black lever carefully so that it is in line with the pipework. You will start to hear water re-entering the boiler, at this point keep an eye on the pressure gauge needle (in picture 2) and when it reaches 1.5 turn the lever back to its original position.

When the water is back to the correct level on the pressure gauge you may be required to reset the boiler. This involves turning the circular selector switch (in picture 2) to the reset position, hold this all the way to the left for five seconds and release. Your boiler should then be up and running.

You may also experience a fault in which you will see a flashing light above the number 30. This indicates an interruption in the gas supply or an ignition fault. This will usually occur either for a fault or if you run out of gas credit. If you experience this, please follow the steps further on in the guide under meters and then turn and hold your reset button.

