

Flue Maintenance Plan

Project Address: 595 Cheetham Hill Road, Manchester, M8 5EJ

Prepared by: KAA Canopy Cleaning & Insulation Ltd

Date: 6th August 2025

1. Description of System

- Appliance: UVO Unit (Co200 professional Standalone).
 - Flue Type: Twin-wall stainless steel flue system, insulated, 150mm internal diameter.
 - Termination Point: Vertical termination wall mounted, located 1m above roof level and more than 2.5m horizontally from the nearest upper-floor apartment window.
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2. Access and Inspection Arrangements

- **Access Route:**
 - Safe access provided via scaffold tower.
 - Maintenance personnel will use fall-arrest PPE when working near roof edges.
- **Inspection Points:**
 - Full visual inspection from roof level.
 - Access to flue joints via removable inspection panels at plant room level.

- Termination point accessible without dismantling components.
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3. Maintenance Responsibilities

- Responsible Party: *KAA Canopy Cleaning & Insulation Ltd.*
 - Competent Person Requirement: All inspection and maintenance works to be undertaken by a Gas Safe registered engineer familiar with UVO appliances and manufacturer's requirements.
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4. Maintenance Schedule

- **Every 12 months (minimum):**
 - Check flue for corrosion, mechanical damage, and secure fixings.
 - Clear condensate traps and remove any debris from the terminal.
 - Inspect weatherproofing around roof penetration to ensure seals are intact.
 - Confirm unobstructed discharge and compliance with Approved Document J clearances.
 - Verify correct operation of appliance flue gas monitoring systems
- **After any major works or alterations:**
 - Reinspect flue alignment and integrity.
 - Confirm compliance with Approved Document and manufacturer's requirements.

5. Record-Keeping

A **Flue Maintenance Log** will be stored digitally by *KAA Canopy Cleaning & Insulation Ltd*

Log entries will include:

- Date of service or inspection.
- Engineer's name, company, and Gas Safe registration number.
- Observations and actions taken.
- Confirmation of continued safe operation.

6. Emergency Procedures

If flue blockage or leakage is suspected:

- Shut down the UVO unit immediately via plant room isolation switch.
- Ventilate affected areas by opening windows and doors.
- Contact an emergency Gas Safe engineer to inspect and rectify the fault before reactivation