BOILER PROS — GUIDE

# How often should a boiler be serviced?

*Keep the service schedule, warranty terms and landlord safety check on separate records.*

Updated November 10, 2026

Start with the service instructions for your exact boiler. Record the model and serial number from paperwork or an accessible label. Do not remove the casing to find them.

## An annual service is a useful starting point

HSE advises homeowners in Great Britain to have gas appliances, flues and pipework maintained and serviced at least annually. This is HSE advice for homeowners. It is not a statement that all owner-occupiers have the same legal duties as landlords. [HSE homeowner guidance, checked 2026-11-10.]

Worcester Bosch tells owners to arrange an annual boiler service to keep its guarantee valid. The manufacturer's page also describes checks of the flue, heating and water readings, and cleaning where required. Ask your own manufacturer which service instructions and guarantee terms apply to your boiler. [Worcester Bosch, checked 2026-11-10.]

CDC also recommends yearly service of fuel-burning heating equipment by a qualified technician. This is US safety guidance, not a summary of every state or Canadian rule. [CDC, checked 2026-11-10.]

## Keep service and safety dates separate

For covered rented homes in Great Britain, HSE says landlord-provided gas appliances and flues need an annual safety check. The Gas Safety (Installation and Use) Regulations 1998 also set maintenance duties. A service booking should state whether it includes the landlord check and the resulting record. Do not assume that a service invoice is that record. [HSE landlord guidance and regulation 36, checked 2026-11-10.]

Record the last service date, next planned date, safety-check deadline and guarantee requirements separately. If the last date is unknown, ask the engineer to inspect the appliance and establish the schedule. Do not enter a guessed date in a planner.

## Before the visit

Send the engineer the model, fuel type and symptoms. Ask what is included and whether parts or repairs cost extra. Keep access clear. Save the report, invoice and any advice about defects. Ask which work needs a separate return visit.

A calendar reminder cannot assess appliance safety. If an alarm sounds or you suspect a gas leak, use the local emergency service. Do not wait for the planned service date.

## Sources

All sources below were fetched on 2026-11-10. This is the date checked, not a claim about the publication date. Recheck current terms before booking.

- HSE, Gas safety for homeowners, checked 2026-11-10.
- Worcester Bosch, Boiler service, checked 2026-11-10.
- CDC, About carbon monoxide poisoning, checked 2026-11-10.
- HSE, Gas safety for landlords and letting agents, checked 2026-11-10.
- UK legislation, Gas Safety (Installation and Use) Regulations 1998, regulation 36, checked 2026-11-10.

## Frequently asked questions

**Is a boiler service the same as a landlord safety check?**

No. Ask for each task and its record by name.