Property Response Group

70 Saint James Way | Belvadere DA14 5HF
0203 143 0417 | support@propertyresponse.co.uk | propertyresponse.co.uk

RECIPIENT:

Mohammed Godhrawala
53 Warminster Road
London, England SE25 4DQ

Quote #16509

Sent on	13/11/2025
Total	**£1,483.78**

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Boiler Pump & Expansion Vessel Replacement (BER Assessment)

Following our recent visit, please find our Summary Diagnostic Report and Breakdown of Recommended Works.

Summary Diagnostic Report

The existing boiler is over 15 years old and has been assessed as requiring both a new pump and a replacement expansion vessel. The expansion vessel is located at the rear of the boiler; due to the current flue configuration, the boiler would need to be removed from the wall to gain safe access for replacement.

Based on these findings, the boiler has been deemed *beyond economical repair*. A full boiler replacement was recommended; however, as requested, only **Option 1 (Boiler Repair)** is included in the breakdown below.

Breakdown of Recommended Works — Option 1: Boiler Repair

1. Safe Isolation & System Drain Down

* Isolate gas, electrical, and water supplies to the boiler.
* Drain down the heating system to allow component removal.

2. Boiler Removal for Access

* Disconnect all service connections.
* Carefully remove the boiler from the wall to access the rear-mounted expansion vessel.
* Ensure protection of property and flueing during the process.

3. Expansion Vessel Replacement

* Remove the existing expansion vessel.
* Supply and install a new manufacturer-approved expansion vessel.
* Reconnect system pipework and perform pressure testing.

4. Pump Replacement

* Remove the faulty circulation pump.
* Supply and install a new compatible pump.
* Refill and re-pressurise the heating system.

5. Reinstallation & Full Recommissioning

* Re-mount the boiler onto the wall and reconnect all services.
* Refill, ventilate, and balance the system.
* Conduct safety checks, operational testing, and confirm correct function of both new components.

Estimated Time Required

* **Approximately 5 hours** for removal, component replacement, reinstallation, and full recommissioning.

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Product/Service	Description	Qty.	Unit Price	Total
Gas & Heating Engineer - Fixed Rate	Our Gas & Heating Engineer Fixed Rate Service offers transparent, reliable solutions for all your plumbing needs. Enjoy the peace of mind that comes with knowing the cost upfront, with no hidden fees. PARKING/CONGESTION & MATERIAL COSTS ARE ADDITIONAL. The quoted time includes collection of materials if required.	5	£120.00	£600.00
Worcester Bosch Pump Assembly		1	£316.68	£316.68
Expansion Vessel 6 Litre		1	£110.76	£110.76
Horizontal Flue Kit		1	£209.04	£209.04

A deposit of £741.89 will be required to begin.

Subtotal	£1,236.48
VAT (20.0%)	£247.30
Total	**£1,483.78**

Attachments

View online https://l.jbbr.io/ISoZE3F

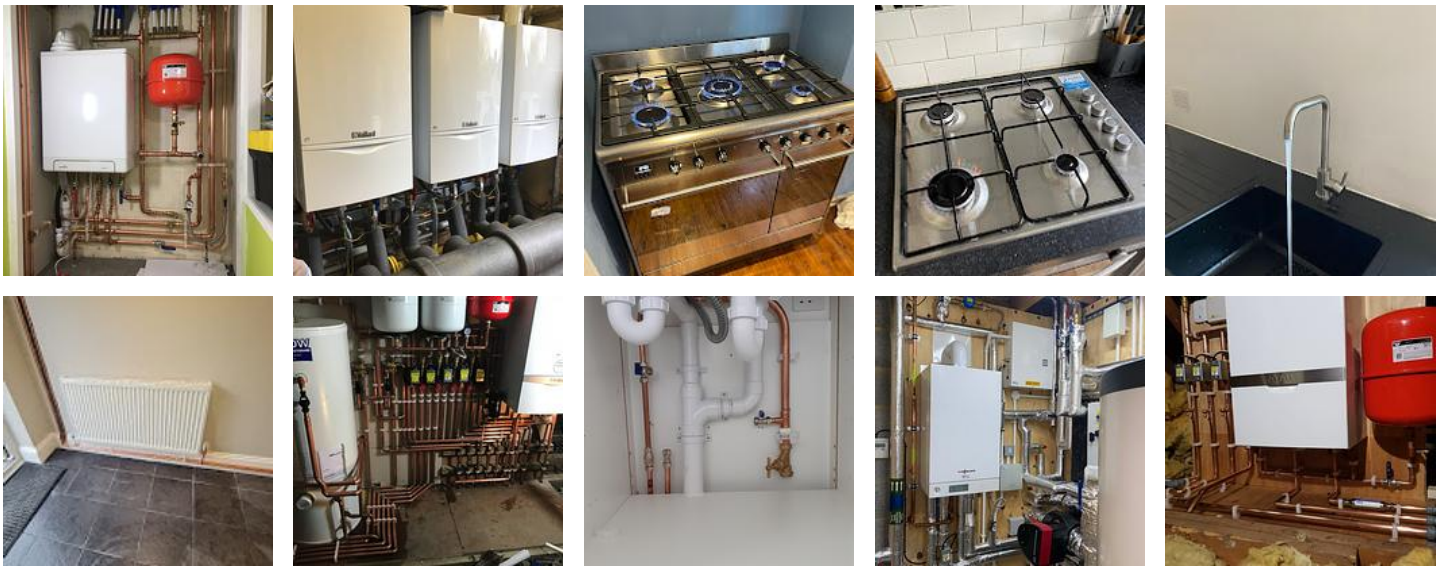
- PRG Brochure 2025.pdf
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- Vaillant Accredited Installer.jpg
- Ideal Accredited Installer.jpeg
- Worcester Accredited Installer.jpg
- Google Guaranteed.png
- SafeContractor Approved.jpg
- Domestic & Commercial Gas Safe Lisenced .png
- Registered With Environment Agency For Disposal.jpg

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Images

View online https://l.jbbr.io/ISoZE3F



Reviews

Lily Boyce

★★★★★

We felt immediately at ease with Dave from Property Response Group, he and was very professional, knowledgeable, friendly,.and even went to out to purchase a new kitchen tap for us, which he then installed, and also fixed our bathroom leak.. He kept us informed as to when he would be arriving at our property. The cost was less than we thought it might be and very reasonable. Overall a happy outcome!

Gay Bonner

★★★★★

They arrived within the specified time, quickly defined problem, and moved promptly to fix it. They were professional, polite and helpful. I would consider using their services again in the future. Many thanks.

diana smith

★★★★★

I had a wonderful response. Saw the van up my road. I needed my boiler survived and the next day it was done.! Paid in cash. All fixed for the Winter I hope. Couldn't t do better than that.

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OUR SERVICES

Thank you for your request for a quote. Based on the information you provided, we have prepared a detailed outline of the required work along with an estimated timeline.

All our work is covered by a 12-month guarantee (excluding blockages and standard annual boiler services – please refer to our full Terms and Conditions for details).

Please take a moment to review the project summary, the estimated timeline provided below the summary, and the contract/disclaimer thoroughly. Should you have any questions or specific requirements, do not hesitate to reach out to us.

HOURLY RATED ESTIMATES:
- If your quote is based on hourly rates, the final invoice may be higher or lower than estimated. Quotes are calculated at the midpoint range of the estimated time required (e.g., 1–2 hours = 1.5 hours).
- Our quotes maintain a rate of 98% accuracy, and the final invoice will reflect the actual time required. This time includes sourcing & collection of any materials (if required). Shopping time is capped at a maximum of 30 minutes.

If you are ready to proceed, kindly approve the quote through our Jobber client portal. Once we receive your confirmation, our scheduling team will reach out to arrange a convenient date, if one has not already been established.

We look forward to the opportunity to assist you.

Best regards,
Property Response Group

All quotes are subject to our T&Cs, which can be found at:
https://www.propertyresponse.co.uk/terms-and-conditions

Key Points of T&Cs:

This quote is valid for the next 30 days, after which values may be subject to change.

All new installation works are guaranteed for 12 months for labour and parts (supplied by us).

Shopping time is chargeable at the prevailing rate, capped at a maximum of 30 minutes. All quotes will account for this charge.

Drainage cover: If we successfully unblock your drainage, the blockage is covered for 48 hours only.

By accepting this quote and adding your card details, the required deposit will be taken from your card. Upon completion of works, a digital invoice with a report will be sent to your email, and the remaining balance will be deducted 24 hours after satisfactory completion of works.

If you have any queries or concerns, please contact us at support@propertyresponse.co.uk to place your invoice on hold.

We also offer finance options via Kandoo for boiler installations, as we are FCA registered.
https://kandoo.co.uk/personal-loans/propertyresponsegroup-ltd