

Heating for Apartments

When you first move into your new home, it may feel cold for some time after you have put the heating on. Please note that this is not a failure or an inefficiency of the heating system but is due to the fact that the structure of your home is drying out & is not thoroughly warmed up. The warm up period will reduce as the building dries out.

- During Winter, there will also be a warm up period of 2 - 3 hours before the heating takes effect.
- Set your room temperature at approximately 18 degrees centigrade, unless it is extremely cold. Small children and elderly people need more warmth & 21 degrees centigrade is recommended. The heating system is zoned & can be controlled accordingly.
- Your heating system has been fitted with a timer so that you don't have to heat the house during the night.
- Before you lay your carpets, make sure you know where the heating pipe work is situated. Even carpet nails can inflict damage on the pipe work system. It is advisable to glue gripper rods in all rooms.
- Where fireplaces have been installed, they are generally able to receive Class 2 appliances. In certain properties Fireplaces are suitable for solid fuel. Please refer to St James Homes Customer Service Department for your property capabilities.

Central Heating System

Your apartment has an electric under-floor heating system. All floors, excluding the bathrooms & en-suites, operate on Off Peak electricity & are controlled from the grey box in the main switchboard located in the airing cupboard.

There is an external sensor to each apartment which monitors the outside temperature, sends a signal to the heating controller in the switchboard, which in turn allows sufficient Off Peak electricity into the system to maintain a comfortable temperature inside the apartment ie. as it gets colder a longer charge goes into the heating system.

We advise you to locate & examine your heating controller carefully. You will notice a 'night' dial that is used to alter the amount of Off Peak charge that goes into your system. By turning it clockwise to +2 & +4 you will increase the room temperature by approximately 10% & 20% respectively. Likewise, by turning it anticlockwise to -2 & -4 you will reduce the room temperatures by approximately 10% & 20% respectively. The 'day' dial & remaining two dials are factory set & do not need to be adjusted at any time.

To activate the underfloor heating in each room, the white switches at low level need to be switched on. The lounge has two or three switches depending on the type of your apartment, with the kitchen, hallway & bedroom's each having one switch.

In addition to the Off Peak under-floor heating, the master bedroom & lounge have additional under-floor heating strips fitted beneath the external windows. These heating strips operate on direct (On Peak electricity) & are designed to compensate for any heat loss in the window area. These heating strips are operated by a controller located on the wall next to the window. If there is a fault or problem, the heating controller will flash & the number shown will indicate the nature of the problem. Please refer to the Devi instruction manual provided in the handover pack to the original property purchaser - or contact St James Homes Customer Services.

Your under-floor heating in the bathrooms & en-suites are controlled separately, & operate on direct electricity. The controller for the bathroom under-floor heating is located adjacent to the main switchboard in the airing cupboard. The controllers have been left ready for use & indicate a level of 1 to 10 with 10 being the warmest. The temperature can be adjusted by turning the dial either clockwise (warmer) or anticlockwise (cooler).

Please note that any new apartment is likely to feel cold initially as the fabric of the building takes time to warm up. Indeed, the property is likely to feel colder than usual during the drying out process.

Hot & Cold Water

The cold water is supplied to the entire building via a break tank & a fully automatic booster pump set. The cold water supply pipes are routed through vertical service ducts. Within the service cupboard, there is a labelled stopcock. This stopcock will isolate the water supply to the apartment remotely, ie. in case of emergency whilst the occupier is not at home. In the event of an emergency, the lever (which is the stopcock) needs to be turned 90 degrees to turn off the incoming water.

The cold water supply exits the service cupboard & enters the apartment with a labelled stopcock in the airing cupboard, which houses the hot water cylinder with space beneath for a washing machine. In the event of an emergency, this labelled stopcock will isolate both hot & cold domestic water supplies to all sanitary ware & appliances within the apartment.

In addition to the main cold water system, the appropriate isolation & drain valve should be operated.

Water for domestic use is heated within an unvented indirect hot water storage cylinder.

The water cylinder unit provides hot water by using the immersion heater supplied. The switch is located within the cupboard.

The water cylinder is supplied by direct (On Peak) electricity and / or Off Peak electricity. You will find a switch for each marked ON & OFF. We would advise you to use Off Peak electricity, which allows the cylinder to heat overnight, this switch should be left on permanently.

The On Peak switch can be used to heat water immediately if needed, & will provide further hot water within approximately 2 hours.

As the hot water cylinder is un-vented, there is a safety temperature & pressure relief valve attached. These valves are factory set & must not be adjusted or tampered with.

Immersion heaters must be isolated from the electricity supply before draining for maintenance.

Please Note:-

Hot Water Cylinders (Megaflo Units) must receive annual maintenance. Please follow the instructions on the sticker on the hot water cylinder or contact the Estate Management Office for recommendations of external companies that can do this for you.