

Heating for Houses

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.

- Your loft has been insulated to avoid heat loss so try to avoid leaving the access to the loft open as it will allow heat loss from your home & may cause condensation.
- 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 house has full gas fired central heating, comprising of a wall mounted fan assisted boiler, under floor heating & a programmer permitting flexible time control of the system.

the central heating system is a sealed un-vented system, which means there are no storage or header tanks. The system is filled via the mains water supply by means of a flexible filling loop. This filling loop must be switched off when not in use to fill the system. The system pressure is read by a small gauge adjacent to the filling loop or on the red expansion vessel. The system pressure is set at 1.5 bar and should not rise above 2 bar or fall below 1 bar in normal operation. If the gauge drops below 1 bar this is indicative of a need for filling up the system.

The central heating system has been designed to provide acceptable room temperatures based on an outside air temperature of -1 degree centigrade. The temperature of each zone can be controlled by use of the zone thermostat.

The central heating & hot water programmer is located in the utility area. It provides flexibility in that the hot water & central heating can be programmed individually with two on & off periods per day. The programmer has been left ready for use with standard on-off times programmed in.

For further details of the central heating system, please refer to the Operation & Maintenance Manual supplied in the handover pack given to the original purchaser at completion stage.

Your house has electric under-flooring heating to all bathrooms and en-suites including thermostats to each bathroom. These thermostats are located in the following positions:-

Ground Floor Cloakroom - in the utility area / garage
2nd Floor En-suites - in the relevant bedroom wardrobes
3rd Floor Bathrooms - in the airing cupboard on the top floor

The thermostats have been left ready for use & show a level of 1 to 10 (with 10 being the warmest). They can be adjusted by turning the dial either clockwise (warmer) or anti-clockwise (cooler).

Please note that any new house 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, generally located in the garage. The booster pump set incorporates a by-pass valve that enables the house to be served from a cold water main directly in the event of a booster pump not working. This by-pass is generally a manually operated valve located adjacent to the booster set. The booster is not working you may experience water flow problems. When the booster pump is operating, you will expect to hear some noise. This indicates that the booster pump is operating normally.

The main incoming cold water stopcock is located in the garage under the utility sink. In the event of an emergency, this labelled stopcock will isolate both hot & cold domestic water supplies to all sanitary ware & appliances within the house & garage.

All appliances, taps & shower valves have individual isolating service valves & drain off valves on the hot & cold supplies to the appliances. To drain any part of the 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 is heated via a gas fired central heating boiler & can be timed to switch on & off via the programmer, according to individual requirements.

The water cylinder unit can also provide hot water by using the immersion heater supplied. The switch is located in the utility area of the houses.

As the water cylinder unit is unvented, there is a safety temperature & pressure relieve valve. These valves are factory set & should not be adjusted or tampered with.

The hot water cylinder & pipe work system is fitted with a bronze circulator to provide a constant circulation of hot water.

For a more detailed explanation please refer to the Operation & Maintenance manual in the Handover Pack given to whoever originally bought the property.