

## **HEATING INSTRUCTIONS for ROPEWALK COURT**

There are 4 types of heater installed in these apartments:-

### **1) Storage heaters**

This is the main source of heating and these heaters are installed in the hall, the lounge and bedroom 1. They operate on the principle of taking in heat overnight at the cheap rate of electricity and giving out heat throughout the following day. They cannot be used as a source of instant heat and once heated up, the heat cannot be switched off - the heater will continue to give off heat until it is all used up.

To operate:- Switch on the 'Off Peak' switch on the wall beside the heater. Lift the flap on top of the heater, revealing 2 control knobs; the right hand one is for 'Input' and controls the amount of heat the unit takes in overnight; the left hand one is for 'Output' and controls the rate at which the unit gives out heat. If the apartment is unoccupied during the day, the 'Output' control should be turned down to provide a trickle of heat during the day and then turned up on returning to the apartment to give a greater supply of heat. Once the heat in the unit is all used up on a particular day, it will remain cold until the next day, after it has taken in heat overnight. Tenants need to experiment with these heaters to discover the settings they find comfortable.

### **2) Combi heaters**

These are larger versions of the storage heaters and are situated in the lounge only. They are connected to 2 wall switches, one to the right of the heater, labelled 'Off Peak', and have a flap on top of the heater, identical to that on the Storage heaters. Utilising the 'Off Peak' switch and the controls on top of the heater, it is used as a storage heater, as detailed above.

These heaters are also connected to an 'On Peak' switch on the wall to the left of the heater. This switch operates a fan heater situated in the bottom left hand corner of the heater which is an instant source of heat. The left hand 'Output' control knob on top of the heater operates as a thermostat for the fan heater, enabling a comfortable heat setting to be achieved.

### **3) Convactor heaters**

These are situated in bedroom 2 only and are connected to an 'On Peak' wall switch. They can be used to provide an instant source of heat, can be used at any time and have:

- a 3-position switch for 'Off', 'On' (continuously) and 'Timed'
- a switch for 2 levels of heating
- a circular timer control with metal levers to push outwards, to set the time for switching on, and inwards to switch off
- and a thermostat control on the right hand side of the heater, calibrated between 10 and 30 degrees C

#### **4) Wall mounted fan heaters**

These are situated in every bathroom and in many kitchens, but not all, depending on the layout of the apartment.

They are operated by a pull cord switch, ones in kitchens being connected to a fused isolator switch

#### **5) Miscellaneous**

In the hall outside every bathroom are 2 wall mounted isolator switches for the extractor fan and heated towel rail within the bathroom. Similarly there are identical switches in bedroom 1, outside each en suite shower room.

If the 'Fan' switch is left on, the extractor fan will automatically switch on when the light is switched on within the bathroom. It will remain on for a period of time after the light is switched off, to remove any steam from the bathroom. It is important that the extractor fan is used sufficiently to remove water vapour from the bathroom after use, to prevent condensation and the build-up of mould within the room, if necessary leaving the light and the fan on for whatever period of time is necessary, and also wiping down tiles, shower screens and around the top of the bath / basin.

The heated towel rail should only be switched on as necessary to dry towels. If used excessively, it will result in a large electricity bill.

**Please also check that all switches are in the "on" position.  
These switches are located in the fuse box in the hall cupboard.**

#### **Bathroom Extractor Fan**

The extractor fans in the bathrooms are on a timer and will automatically switch off after a few minutes. Please ensure that the isolation switch for the fans are left on, as this will assist with the necessary ventilation of the bathrooms.

## **WATER HEATING INSTRUCTIONS for ROPEWALK COURT**

In the hall cupboard, housing the water heater, are two switches, labelled 'On Peak' and 'Off Peak', and a box with a button and three indicator lights, labelled 'Boost'.

On arrival at the property, when there is no hot water, turn on the switch labelled 'On Peak'.

Then push the button on the box once. The bottom light will come on, indicating that the water heater is switched on for a 30 minute boost heat, after which the heater will automatically switch off.

If the button is pushed a second time, the central light will come on, giving a 1 hour boost heat.

If the button is pushed a third time, the top light will come on and the heater will give a 2 hour boost heat.

Pushing the button a 4<sup>th</sup> time will switch the boost heater off.

The 'On Peak' switch may then be turned off.

Then switch on the 'Off Peak' switch and leave it switched on all the time. This will switch on the water heater automatically during the off peak times, generally overnight but also possibly for a short while in the afternoon, when the cost of electricity is cheaper, and should provide enough hot water to last the day. However, should all the hot water be used up, the boost heat may be used as indicated above.

**Please also check that all switches are in the "on" position.  
These switches are located in the fuse box in the hall cupboard.**