

YOUR HOME

Your home is a two bedroom flat comprised of a living room, kitchen, 2 no bedrooms and a bathroom. It is built with a timber frame with an external wall finish of brick. It is very well insulated and has double glazed windows. A gas combi boiler heats your flat with radiators. The combi boiler also heats your hot water.



Walls
Your walls are built with an insulated timber frame with an external brick wall and are finished internally with plasterboard.

Roof (Top Floor Flats)
The roof has a timber structure and is well insulated. Some of the roof pitches have photovoltaic panels which provide electricity to the common closes.

Windows
Your windows are high performance double glazed units, and meet police "Secure By Design" standards. They are fully reversible to enable cleaning from the inside.

Electricity meter and controls
The electricity meter and consumer unit are located in a hall cupboard for easy access for meter readings.

Hot water
Hot water comes from your combi-boiler, which is located in a cupboard in the kitchen. You don't need to adjust the temperature controls on the boiler, as it provides instantaneous hot water at a safe temperature as soon as a tap/shower is turned on.

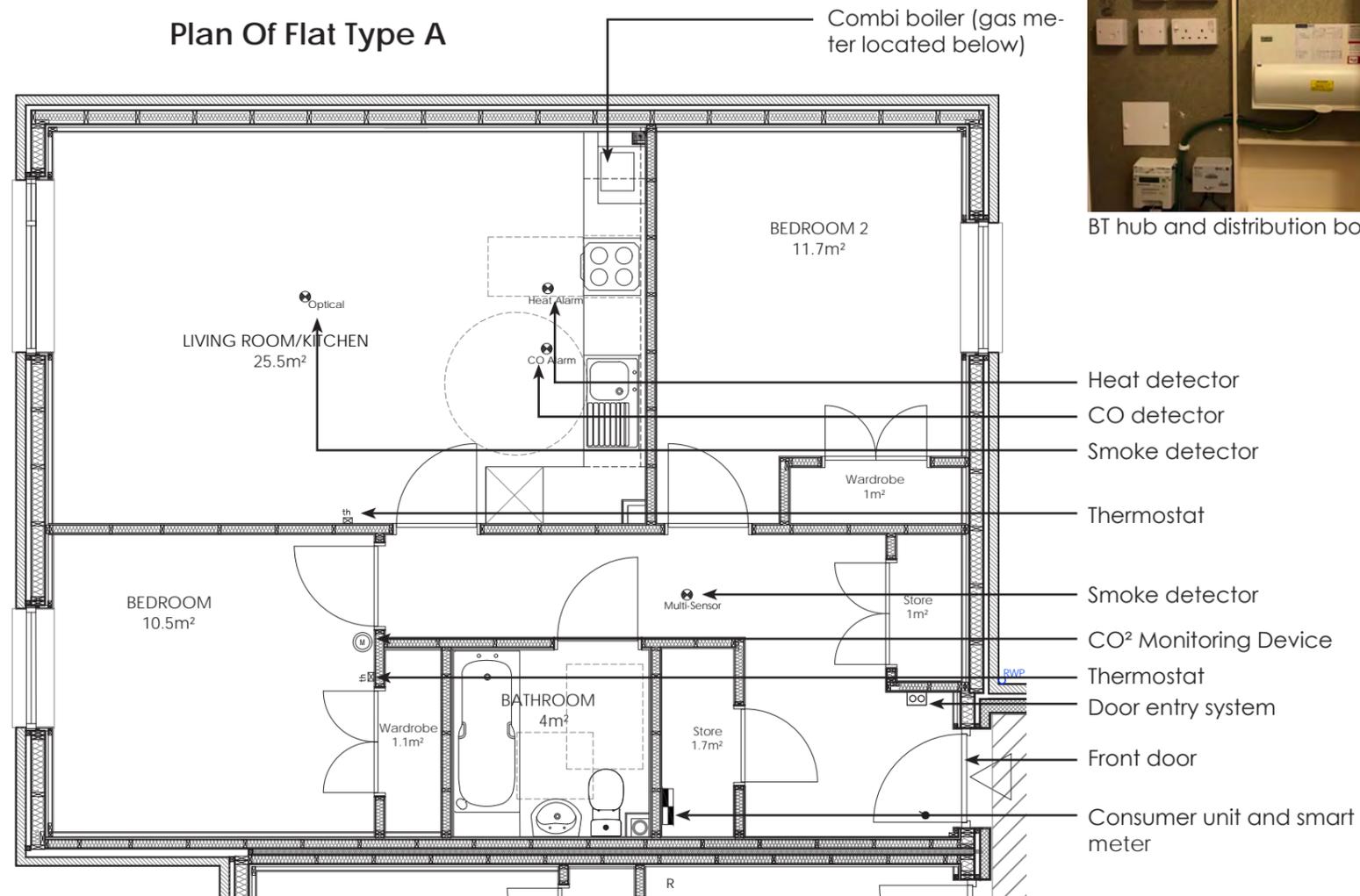
Ventilation
Most of the properties are ventilated using low voltage fans within the kitchen and bathrooms. In some properties, a centralised mechanical extract is used. If your home is fitted with one of these, you will occasionally require to boost the fan in the kitchen. The fan boost switch is clearly marked above the worktop.

Space heating
Your home is heated from the combi boiler, with radiators in each room, and a towel rail in the bathroom. In addition to the boiler controls, room thermostats are located within the living room and bedroom. Please use these to control the temperature of your home. When heating is not required during the summer months, do turn the heating off.

Phone, TV and Internet
There are telephone points in the living room and bedroom. There is also one in the hall cupboard to provide a convenient place for a wifi hub. There are TV outlets for terrestrial and satellite TV in the living room and bedroom. The dish is shared with the other flats in the block. Permission will not be given for additional dishes. This system is operational, but you must arrange your own connection through an enabled television or other providers. The satellite system is set up for Sky Q.

Co2 Monitor
A Co2 monitor is fitted in your main bedroom. This indicates the level of carbon dioxide and will alert you if you require to increase the ventilation in your property, for example, by opening a window.

Plan Of Flat Type A



BT hub and distribution box



Fan boost switch

- Combi boiler (gas meter located below)
- Heat detector
- CO detector
- Smoke detector
- Thermostat



CO2 monitor

- Smoke detector
- CO² Monitoring Device
- Thermostat
- Door entry system
- Front door
- Consumer unit and smart meter



Room thermostat



Typical Window



Typical Radiator



Combi Boiler



Double socket, USB outlet, TV/satellite and BT point within Living Room/Bedroom 1