

Heating/Hot Water

Heating is provided through electric panel heaters with inbuilt individual thermostats, via the Domestic Electricity Tariff.

The size of the panel heaters will depend on the type/size of your apartment and will be a combination of the following types.

0.75 Kw Evidence Panel Heater

1.00 Kw Evidence Panel Heater

1.50 Kw Evidence Panel Heater

2.00 Kw Evidence Panel Heater

The heaters are controlled via a time clock located within the cylinder cupboard.

Your apartment is also fitted with electrically heated towel rail(s), the control switch for which is located on the wall outside the bathroom/en-suite.

Hot water to the apartment is supplied by an unvented hot water storage cylinder with 2 No 3 Kw electric immersion heaters, via the Domestic Electricity Tariff. One immersion warms the full cylinder, the other is used for the boost facility. The control of the immersion heater is via an electro/magnetic timer.

Your heating system is covered by the manufacturer's twelve month warranty. This cover does not extend to routine servicing. Servicing and maintenance are important to ensure the continuing high efficiency, long life and safe operation of your heating system. Annual servicing is considered the minimum requirement. Crosby Lend Lease will provide cover for a further year where it can be shown that the boiler was serviced after the initial 12 months.



Extractor Fans

Each apartment has its own centralised extractor fan system located within the cylinder cupboard, which extracts air from the main bathroom, en-suite (where applicable) and the kitchen.

The extract system runs continually providing continuous trickle ventilation from each of the areas.

When the light switch is operated within the bathroom and en-suite (where applicable), the extract system goes into boost mode to provide further extract ventilation until the light switch is turned off.

In the kitchen area the extract system can be put into boost mode by operating the switch marked 'FAN' on the switch panel within the kitchen area.

Bulb Replacement

All ceiling downlighters within your apartment are 12 Volt 50 Watt 2 Pin type.

Ceiling roses/pendants are fitted with a standard bayonet cap 40 Watt or 60 Watt bulb, low energy pendants are fitted with 18 Watt 230 Volt 2 Pin low energy lamps.

Standard lamps in the lounge are fitted with 60 Watt 230 Volt BC lamps.



Fire Alarm

Apartment Fire Alarm System

Each apartment has its own self-contained fire alarm system, consisting of a smoke detector within the hallway and lounge.

The detectors are linked and therefore should either detector be activated the other will sound. They will only sound in your apartment and will not operate the building system.

Building Fire Alarm System

There is a building fire alarm system, which is activated by the detectors in the common areas.

If one of these detectors is activated it will automatically call the fire brigade via a Redcare link.

The fire brigade would then assess the situation, and if necessary, evacuate the building.

Generally the building fire alarm system is silent, with the exception of the car park levels.

