

11 Bloomfield Road

Communal Building Services

Front door

The front entrance door is fitted with a Yale keyless smart lock with touch screen.

The lock code will be advised by landlord or managing agent.

Opening procedure.

Opening the Lock with a PIN Code



Step	Icon	Expected Feedback	Description
Touch the keypad with the palm of your hand		Keypad will illuminate followed by 2 tone beep	Touch the keypad to begin
Enter a valid user code		3 tone ascending beep	Default code is '123456'
Press * key		3 tone ascending beep	
Turn the thumbturn to open the door			

Waste / rubbish and recycling

Waste and recycling is collected on a Tuesday

Non recyclable waste should be put into wheelie bins.

Recycling waste use be put in recycling bin.

Flat 2

Flat front door

The door has an auto closing device fitted to compile with the building fire regulations.

The auto door closing device will fully close the door and engage the door hand latch mechanism.

The front door can only be opened from outside of the flat by using the key.

Please ensure you understand the door lock procedure and do not leave the flat without the key to prevent the possibility of getting locked out of the flat.

Heating

The central heating is controlled by a combination of the program timer and the wall mounted room thermostat.

Program controller

Brief operating instructions for setting the program timer 'clock time' and the heating 'On and Off' times are shown by lifting the flap on the controller. A more detail operating instruction manual is available on request.

The program timer 'Clock time' should be set to GMT with the current date.

The programmer allows for heating 'On' times and 'Off' times to be set.

The heating of the flat will be controlled by the programmer being within an 'On' time and the set temperature of the room thermostat.

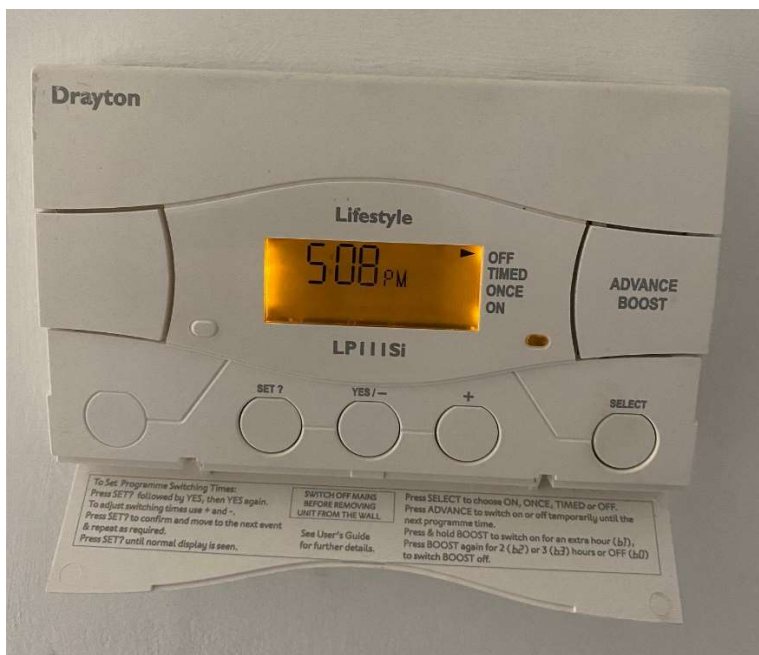


Figure 1- Heating program unit

Shower room

Electric shower

The power to the electric shower is supplied by the pull switch cord inside the shower room by the wall cabinet.

The operation of the shower, once the power is switch on, is controlled on the shower panel.

The power for the electric shower in from the client's electric supply.

Heated towel rail

The power to the heated towel rail is supplied by the power switch which is located outside of the shower room below the shower room light switch (near floor level).

The towel rail temperature controlled by a thermostatic with no temperature adjustment.

The power for the towel rail is from the client's electric supply.



Figure 2- Heated towel rail power switch

Wash hand basin

The hot water for the wash hand basin is from the kitchen water supply.

The hot water supply is from the client's electric supply.

Kitchen

Hob

The power supply to the hob is controlled by a wall mounted fuse switch socket below wall mounted kitchen storage cabinets to the left of the sink.

The hob is CDA ceramic hob. Instructions are available to download via website

Oven

The power supply to the oven is controlled by a wall mounted master switch socket below wall mounted kitchen storage cabinets to the left of the sink.

The oven is Lamona LAM3209 Instructions are available to download via website

Hot water heater

The hot water for wash hand basin and kitchen sink is supplied by an electric water heater in the kitchen base unit directly beneath the kitchen sink.

The hot water heater operation switch is on the side of the device.

The hard copy of the instruction

The hot water heater is from the client's electric supply.

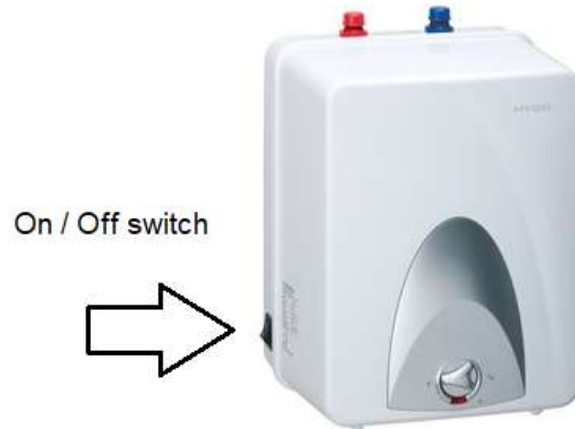


Figure 3- Hot water heater isolator switch and Heater On / Off switch location

Cold water supply

There are two lever arm water cut off taps beneath the kitchen sink.

Flat Water

This is the cold water supply to the kitchen sink, wash hand basic, toilet and shower.

Tap 1 should be in the On position unless there is a water leak from the kitchen sink, wash hand basic, toilet or shower. Turning the tap to Off position will shut the water off supply.

Tap 1 is also the supply to the hot water heater. If tap 1 is turned to the Off position then the hot water heater should also be switched off.

Outside Tap

This is the cold water supply to the outside tap.

It should normally be in the Off position.



Figure 4- Cold water isolator valves

Fridge

The fridge is a IceKing RK113EW model with a fridge and ice box.

Washing machine

Due to space limitations of the kitchen area, a smaller the normal washing machine is installed.

The machine is a AEG Lavamat washing machine with a maximum of 3KG load limit.

Consideration should be taken for the load capacity of the washing machine.

Instructions are available to download via website

Fire blanket

The operating instructions of the fire blanket are detailed on the outer packaging cover of the fire blanket.

If the fire blanket is used or becomes damaged the landlord or letting agent need to be informed.

Break Glass Fire Alarm

The building fire alarm is triggered by breaking the glass on the Break Glass Fire Alarm.

Care should be taken not to accidentality trigger the fire alarm as it is connected to the entire building.



Patio doors

The patio doors have a combination of thumb turn lock for the primarily door and key lock for the secondary door.

Decked garden

The flat has exclusive use of the decked garden space. There is no rear access to the decked garden. The deck garden is fitted with a retractable type washing line, it is important that the washing line is pulled taut and then loop twice around the locking cleat on the underside of the reel to lock in position.



Figure 5- Retractable washing line 'locked' around lower cleat.

Washing line prop

The prop is extendable with a turn action locking collar to set the prop length.