

Appendix B

Service Cupboard Diagram

MVHR/MECHANICAL VENTILATION WITH HEAT RECOVERY

The MVHR provides fresh filtered air into the building whilst retaining most of the energy that has already been used in heating the building. The MVHR Unit needs to be kept on avoiding the build-up of moisture within your property.

MVHR FILTERS

Please remove filters and clean every 3 to 6 months and replace every 12 months. Scan QR Code on front of MVHR for manufacturers information/recommendations

HOT WATER AIR SOURCE HEAT PUMP (ASHP) EXTRACT

To remove cold air generated from Hot Water Air Source Pump



MAIN INCOMING WATER ISOLATION VALVE (LOCATED ON PIPE ABOVE WATER METER)

Shuts off mains cold water supply to apartment – pull lever down to isolate water supply – to be isolated in an emergency only.

ELECTRICITY METER

ELECTRICAL CONSUMER UNIT/FUSE BOARD WITH AFDD

Contains electrical circuit protective devices with “Arc Fault Detection Device” (AFDD). Location for isolation of individual circuits if devices operate under fault conditions. Should the AFDD switch trip due to a faulty or overseas appliance being used within the property you should instruct a qualified electrician to attend – Under these circumstances the fuse board cannot simply be re-set.

Note: in apartments your Mechanical Ventilation Heat Recovery Unit (MVHR) are typically located within the service cupboard in your hallway.

INCOMING COMMUNICATIONS POINT

Virgin and BT equipment located for occupier selection of chosen provider and contract

HOT WATER AIR SOURCE HEAT PUMP WITH HOT WATER CYLINDER AND INTEGRATED CONTROLLER/TIMER

Highly efficient hot water Air Source Heat Pump (ASHP) which provides domestic hot water effectively and reduces dwelling emissions. The integrated controller is pre-set to heat water in your property in the morning and evening. Prior to changing any settings on the controller, please ensure that you have read the user manual online and also watched the “How To” video.

Further Information

You will also note two additional fixtures within your property which form part of the latest regulations:

EVAC - SOUNDER INSIDE EACH PROPERTY

A white sounder is installed in the entrance hall of each apartment. This forms part of the building's Evacuation Alert System, which is controlled by a central panel located in the ground floor entrance lobby. The system is operated by the fire brigade in the event of a fire to help evacuate specific floors.

If the sounder in your apartment activates, you must leave the building immediately and proceed to Upper Gough Street.

The system is managed and maintained by the appointed Managing Agent, who will carry out regular sounder tests. You will receive prior notice before any scheduled testing or maintenance takes place.

No maintenance is required from you. **Please do not cover the sounder or hang any items from it.**



THERMOSTAT IN BEDROOMS

The thermostat within the bedroom should be set at 26C or higher and left.

The thermostat measures the air temperature. When a temperature of 26C or higher is reached within the bedroom, the MVHR unit inside your utility cupboard automatically accelerates speed to assist thermal comfort. **Please note, the MVHR Unit is not an air conditioning unit.**

You should refer to the Homeowner Guide found on the online portal for further information.

When the temperature drops below the set temperature on the thermostat, the MVHR unit will automatically reset to trickle mode and normal operation.



CHAPMANS YARD

UPPER GOUGH STREET

EST. 2024

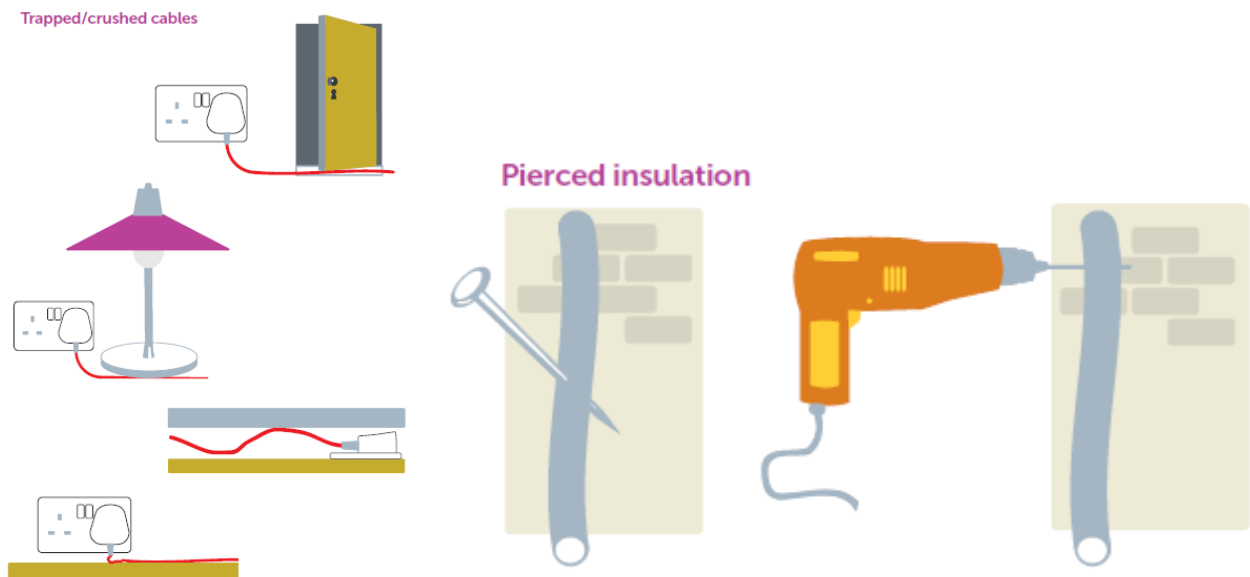
Welcome to your new home.

Your property has been fitted with an AFDD.

Q. WHAT IS AN AFDD?

A. An Arc Fault Detection Device (AFDD) is a specialized electrical device designed to detect and interrupt unusual arcing in electrical circuits (Faults). Arcing faults can occur due to damaged wires, loose connections, or other issues, leading to potential fires.

EXAMPLES.



Q. WHAT IS AN ELECTRICAL ARC?

A. An electrical arc is a spark that jumps between two wires or connections. It looks like a bright flash.

Q. WHY DO ARCS MATTER?

A. Arcs can cause fires or damage electrical appliances if not dealt with. That is why it is important to have devices that can detect them. Every electrical arc has its own unique 'signature'.

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Q. WHERE CAN I FIND MY AFDD?

A. AFDDs are protective devices installed in consumer units to provide protection from arc faults.

Q. WHY IS AN AFDD FITTED IN MY NEW HOME, I DIDN'T HAVE ONE IN MY LAST HOME?

A. Your home was built under the current wiring regulations and the fitting of AFDD's to all 13 Amp electrical outlets is a mandatory requirement. An AFDD is fitted because:

- An AFDD Provides an extra layer of fire protection.
- An AFDD Reduces the risk of electrical accidents.
- An AFDD enhances your overall electrical safety.

Q. HOW DOES AN AFDD WORK?

A. AFDDs use the latest technology to monitor the flow of electricity and look for unusual arcs. If an unusual arc is detected it will turn off the power to that circuit or device and could prevent a fire.

Q. DOES AN AFDD RECOGNIZE EVERY ARC SIGNATURE CREATED BY SWITCHING ITEMS OFF AND ON?

A. AFDDs are programmed to recognise tens of thousands of arc signatures. However, there may be the occasional piece of machinery, white goods or electronic equipment that has not been programmed into your AFDD.

Q. WHAT DO I DO IF MY AFDD TRIPS AND CUTS OFF MY ELECTRICITY SUPPLY.

A. If the AFDD trips (turns off), it means it has found something unsafe. You should check your appliances and their extension cables. If you find a problem, unplug the device and your AFDD should re-set. Follow the instructions in your homeowner pack.

Q. WHAT DO I DO IF MY AFDD KEEPS TRIPPING AND WON'T RESET.

A. Can't see a problem or damaged product? You may have plugged in one of the very few products that is not recognised by the AFDD software. Please call an Electrician who will investigate this situation for you.