

Barbican Estate Office (BEO)

Background Underfloor Heating

Practical Usage Information

February 2019

The background underfloor heating is switched on centrally by the BEO on 1st October each year and it remains switched on throughout the winter until 30 April.

If the weather is unusually cold in September or May the heating will also be switched on during these periods.

The level of heat generated will vary from day to day, as it depends on how long the underfloor heating pads are active. This is determined by the outside air temperature levels around the Estate.

The ambient temperature within each flat may also be influenced by the amount of direct sun coming through the windows and by the strength and direction of the wind. These variations will be unique to each flat, and the underfloor heating system will only respond to outside air temperatures.

Each flat has a master control mechanism that allows the Barbican Engineers to adjust the heating levels in the flat. The following options are available:

1. The underfloor heating pads in each room can be set to either the "on" or "off" position. Some residents for example choose to switch off the heating in their bedrooms.
2. The overall temperature setting for the flat can be adjusted from low through medium to high, but please note that the chosen setting will apply to the heating in every room where the underfloor pads are switched "on" and it is not possible to vary the temperature setting between different rooms.

Please note that during periods of milder weather there may be days when the system provides little or no heating. This is normal and residents should use their own appliances to provide additional heating if required.

If during colder periods your heating fails to operate, you should contact the BEO and request a visit so that the Engineers can check that the controls and settings in your flat are working correctly.