Bestuur van Vereniging van Eigenaren Belvédèrebos
p/a Belvédèrebos 6
2715VA Zoetermeer
Zoetermeer, 18 January 2022

To: all owners and residents

Subject: heating

Dear members and residents,

Last Friday we received feedback from the technical manager of the company van Dorp after a complaint about the heating. It is the opinion of the board that it is in the interest of all members and residents to share this information with you.

"My colleague has just visited a resident of the Belvédèrebos. He measured temperatures there at my request. He found out that quite a bit of dirt had built up on the underside of the convectors installed in the house over the years.
He cleaned the underside of the convector in the living room. After this, the room temperature rose from 18 degrees to 20.5 during the period that he was there. The resident has indicated to clean the other convectors at the bottom. A convector works by heating air, which also creates an airflow. If the convector is clogged with dust at the bottom, it will stop giving off heat.
Since there are more complaints, you may be able to give advice to the residents. That they should clean the convectors at the bottom with a soft brush. As a result, the homes will heat up faster and this may also have a positive effect on the energy measurement."

The board advises all owners and residents to check all their convectors for dust accumulation at the bottom. In any case, it is important for good airflow that the slats of the convectors are clean.

Below is the step-by-step plan with photos
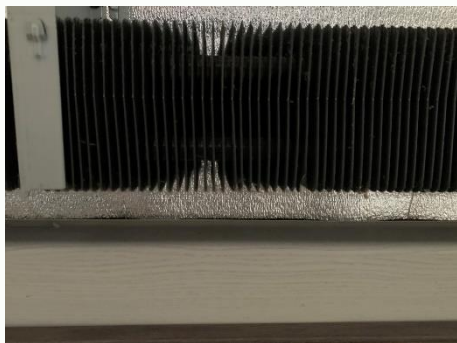
Living-room convector with cover

Living-room convector without cover

The housing can be easily removed by lifting it up. Pay attention: the housing is made up of several individual parts that normally fit stuck together, but they may come apart.

The convector slats

Dust accumulation underside slats

Cleaning with soft brush

After this, replace the convector housing.
Repeat for each convector

Hereby again tips to save energy as mentioned in the newsletter 2021/07

Tips to save energy

Correct ventilation

Close the radiators before ventilating. A few minutes is enough to ventilate your home sufficiently without losing a lot of heat.

Turn off the heating at night and when you are not there

Turn off the radiators for some time before going to sleep or when you leave your home. The rooms retain their heat for a longer period of time.

Free space around the convectors/radiators

Closed curtains are cozy and have a good insulating effect. Don't let them hang over the radiators, though. Large pieces of furniture should also not be placed too close to the radiator.

The candle test at windows

Have you ever tested your windows for the passage of air from the outside? When the candle light comes on, close the crack.

Doors closed

Leaving all interior doors open is easy for you, but so is the heat present. This one can easily escape. Humidity level: the right percentage
When the perceived temperature is low, the thermostat is often turned up and it becomes warmer in the house, which increases the humidity. Let this moist air escape.

Water: less is more

Less water consumption is good for your wallet. Taking less or shorter showers will quickly save you a lot of money. You can also turn off the tap while brushing your teeth.

How to heat

Heat evenly and only heat the room(s) where you want heat. Open doors to rooms where heat is not necessary or desired consumes energy. For example, turning back the temperature by 1 degree can save you 6% on energy costs. The following temperatures are recommended:
- living room: 21°C - guest room: 15°C
- bathroom: 23°C - hall or corridor: 15°C
- children's room: 20°C - bedroom: 18°C
- kitchen: 18°C - dining room: 20°C

https://www.energiecoach.nl/besparen

There is also a possibility to view your own energy consumption for hot water and heating. For that you can sign up at Techem at https://www.energiecoach.nl/LogOn/aanmelden

Yours sincerely,

On behalf of the board VvE Belvédèrebos

Henk Huijzer (chairman)