



Unique Office Solutions Ltd are pleased to be able to offer their customers air conditioning services with their new air conditioning alliance partners.

With nationwide coverage and representatives based in London, Birmingham, Milton Keynes, Nottingham and Cambridge - Unique now, specialise in Air Conditioning, Ventilation and Fresh Air systems and can provide solutions for any size of project.

With over 20 years experience in the air conditioning industry our alliance partners are fully equipped to offer the ultimate package in design, supply and installation of all types of air conditioning. We are able to offer all the leading manufacturers at affordable prices, Mitsubishi Electric, Daikin, Toshiba, LG, Fujitsu, Sanyo, Hitachi and Mitsubishi Heavy Industries.

This means we are not tied to any one manufacturer but can offer all the options to our clients ensuring the best possible solution. We also offer a full range of portable units if cost is an issue.

# Air Conditioning



# Air Conditioning

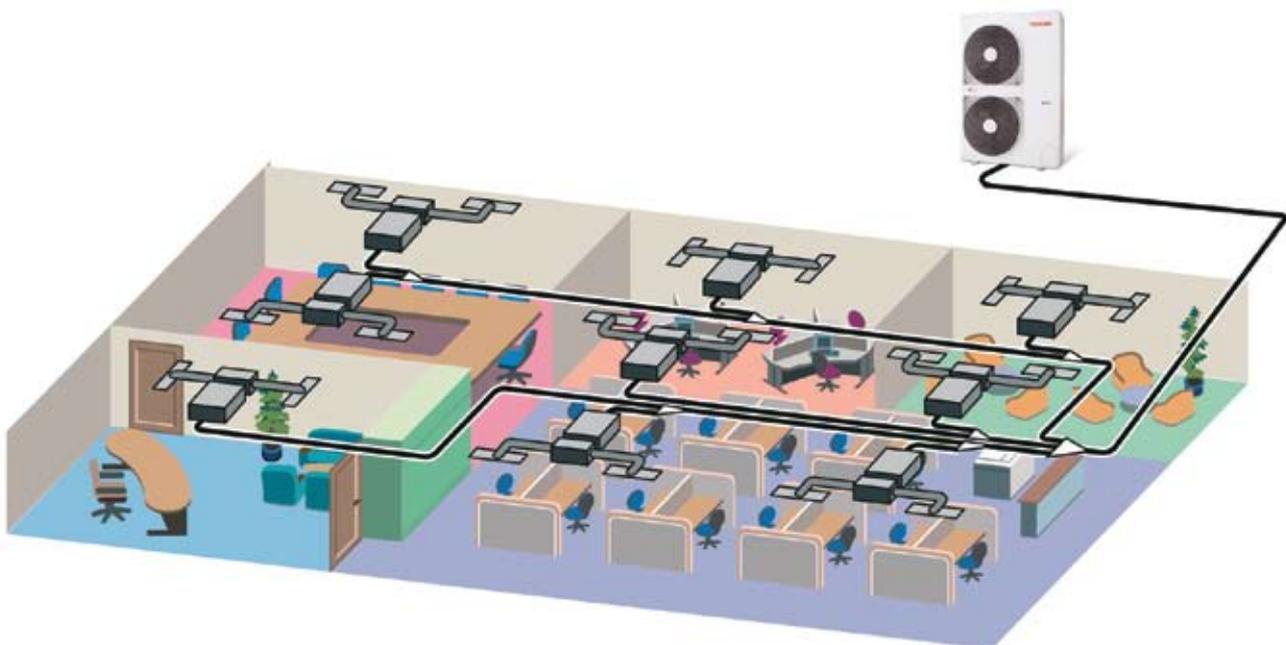
## How much you can save

**Heating and Cooling** – Air Conditioning also heats as well as cools. The perception is that air conditioning is purely cold air but in fact air conditioning is even more effective in heating mode than in cooling. By using a reversing valve, the system reverses the flow of the refrigerant gas and so rather than cooling inside and the hot air being dispersed outside, the reverse cycle sees the heating come inside and the cold air thrown away outside.

**Enhanced Capital Allowance** – Companies that install air conditioning can claim 100% of the total invoiced value back against their tax. The Government have set themselves pretty tough carbon emissions targets so to incentivise companies to install air conditioning over any other form of heating or cooling, they have introduced the Enhanced Capital Allowance scheme. If you install qualifying energy efficient products, the Government allow you to claim the entire invoiced value back against your tax which gives companies massive cashflow boosts.

**Domestic Install at 5% VAT** – Due to the Government wanting air conditioning installed because it has zero carbon gases and very high energy efficiencies, the Government has introduced an incentive for domestic customers so they only pay VAT @ 5% on all installs if you use Grade A rated equipment.

**VRV or VRF** – Variable Refrigerant Volume or Flow. Most units have one outdoor unit connected to one indoor unit but bigger premises that need a higher number of indoor units can utilise the highly efficient VRV or VRF style of condensers. VRV or VRF is exactly the same thing but manufacturers refer to either of these when talking about one large condenser which feeds a high number of indoor units. They are more economical to run than having a high number of condensers and of course aesthetically far nicer to look at. There are two types of VRF, two pipe or heat pump and three pipe or heat recovery. Heat pump allows only one mode at one time, so it can only be in cooling or heating. Heat recovery allows all the units on the system to run completely independently and gives massive running cost savings compared to using single split units.



# Air Conditioning units

## Which is best?

### Wall Mounted

This unit is often used in domestic applications and server rooms. The wall unit is the quickest to install and the cheapest to buy. So ultimately that means the best installed price. The unit is hung on a wall above head height and blows hot or cold air into a room from one louvre.



### Floor

This unit is used when there is no ceiling void or no wall space. It is slightly more expensive to buy than a wall unit but takes about as long to install. It is a little like a radiator except it blows hot or cold air rather than using water.



### Cassette

This unit is often used in offices. The cassette unit is fixed from the roof above a ceiling void and the white four way fascia is the only part of the unit you see. It takes longer to install this unit than a wall mounted and is more expensive to buy but it distributes the air in four directions so gives better coverage and a more gentle air flow.



### Ducted

This unit is the "crème de la crème" or the "Rolls Royce" of air conditioning! It is, of course, the most expensive to buy and install but it means the customer sees nothing other than inconspicuous air diffusers in the ceiling. The unit is mounted, as the cassette, above a ceiling and ductwork is installed to carry the air to the diffusers. This gives a very comfortable environment and good coverage.



# Air Conditioning Maintenance, Installations & Repairs

## With a Planned Preventative Maintenance programme in place, you can benefit from:

- Energy efficient systems
- Healthy environment
- Trouble free operation
- Extended equipment life cycle
- Compliance with EC Regulations
- Discounted replacement spare parts

## We are able to offer

- Prompt response to call outs
- Competitive service rates
- Attendance by manufacturer trained technicians
- Free friendly and knowledgeable advice

*If the level of dust and debris inside your air con ductwork has reduced its functionality, replacing an old air conditioning filter may be the best option.*

**Book your air conditioning maintenance today! Call Unique**



**t:0208 5002121**

**PREVENTATIVE MAINTENANCE CONTRACTS** – A very good idea is to have all air conditioning units serviced on a regular basis, particularly those that are used regularly. The service sees the engineers follow a 39 Point Checklist that was devised with the major manufacturers so the filters are cleaned, the drainage is tested and checked and the pressures on the gas is checked plus lots of other tests and checks to ensure the unit is running at its most efficient. We look to maintain systems that we install on a six monthly basis but sometimes in sensitive areas such as Server Rooms, we look to increase that to every three months as the usage is so much higher.

All systems, not just those we install, need regular maintenance and we look to take on all units of all types on regular contracts regardless of their age or location. Legislation says you must have your units leak checked once a year and that can be included in our checks.

**AIR CONDITIONING ENERGY ASSESSMENT** – Another new legislation the Government have introduced is Energy Assessments. If your systems were installed after January 2008, you have five years to get your assessment done. If your systems were installed before that, the assessment must be done by January 2011. This is to ensure that your units and your building are running as efficiently as they can be and the assessment highlights any possible changes that could improve the performance.

**BREAKDOWNS** – We have a nationwide team of engineers that means we can get to call outs quickly. We have teams that circle the major cities such as London, Birmingham and Manchester so should the breakdown be urgent or in a critical area like a Server Room, the call out can be seen to at the speed the customer requires.

The majority of call outs are when the unit is not cooling or heating as well as it was and that generally means the unit has developed a leak on a connection somewhere and has released refrigerant gas. If this happens we need to find the leak and fix it, then pressure test to ensure the leaking is fixed, then refill with the correct amount of gas. Leak finding and pressure testing can take from three to six or seven hours depending on how many leaks there are and how hard they are to find.

**LEGISLATION ON GASES** – Due to the Government's commitment to reduce carbon emissions, the old refrigerant gases that have carbon in them have to be replaced if these units now go wrong. The gas R22 is the main one that should be identified as having carbon in it. If your systems run on R22 and go wrong, legally they can't be worked on. They have to be either replaced or at least have the gas replaced. It makes sense to replace the unit as the other legislation the Government introduced is that any R22 units running until 2014 MUST be replaced anyway. The newer gases R407C and R410A are both zero carbon gases and are fine to be used.