

PREPARING YOUR PROPERTY FOR WINTER.



As a landlord, it is your responsibility to provide a safe and suitable property for your tenants.

Do a visual check of the external pipes; the insulation needs to be whole, with no cracks. If there are any cracks, it can be an urgent problem, and you should organise for it to be fixed as soon as possible.



Make sure that your tenants are aware of the location of the external and internal stopcock so that in case of an emergency they can shut off the flow of water quickly, and limit the damage to your property.

Check the drains and gutters servicing the property are working correctly, all brackets are secure and there are no leaks. Drains and outlets should be free from leaves and other debris.

The roof should be checked and any cracked or broken tiles should be replaced immediately, this will prevent any leaks or potential rot that may go unnoticed by a tenant, who might not use the attic space.



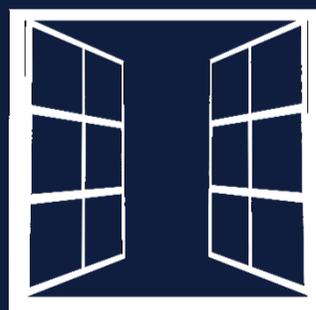
If your property has a garden, it is a good idea to check for any loose or damaged fencing panels so they can be replaced or fixed before strong winds cause more damage. It is also a good idea to have a look at any nearby trees and see if there are any dead branches that could fall in a storm and potentially cause a lot of damage.

It is a good idea for the boiler service and gas certificate to be arranged in the run up to colder weather, rather than during the winter months when the tenants need the boiler. Be proactive and ask the tenant to test the boiler before they need it. This means you will not risk paying compensation to the tenants later on if they are left without heating for a period.



To avoid issues with condensation, ask tenants to dry clothes outdoors when possible, when this isn't possible, try to dry them in a well ventilated room with the windows slightly open and the door closed until they're dry.

Ask tenants to keep the property ventilated, open windows when it's not too cold outside and use the extractor fans that are installed to avoid moisture build up.



13-15°C

Ask tenants to keep the ambient temperature of the property at a consistent level, recommended to be between 13-15 degrees, as this will warm the surfaces that would otherwise be prime locations for condensation.

Ensure that the tenants have the details of your agent or your private emergency cover, so they can quickly contact the right person in case of an emergency.