

Is your home ready for winter?

Now that the winter months are nearly upon us, it is time to think about whether your property is ready for the colder weather. As our maintenance requests always increase when the weather turns cold, it would really help you avoid delays if you could please follow the tips below and report any issues before the weather turns cold.

Heating

- Turn on your heating and turn the thermostats and radiators up to full.
- Feel your radiators - they should feel warm and be about the same temperature all over.
- If you have electric heating, please check all heaters are in full working order.
- Ensure you know where your stopcock is, in case you need to turn the water off.

Other items

- Check if your gutters seem broken, and that they are not leaking or overflowing when it rains.
- Check for any unsafe looking branches from large trees within your garden which may come down in windy weather. Please trim any large shrubs.
- Ensure garden furniture and ladders etc. are fully secured.
- Ensure any outside taps are insulated.
- Check that fences are secure

Tenant Fact Sheet – Is your home ready for winter?

Mould and Condensation

Mould and condensation issues often show during the colder months of the year, usually due to lack of ventilation. Even though outside is cold, the inside of our properties still need to be aired otherwise the moisture inside causes condensation, which leads to mould. Please see our [Condensation and Mould Factsheet](#).

You may have been given this before but it is a good idea to remind yourself of the tips again.

Some tips if you are planning to leave your property empty over the winter:-

- Leave your heating on for at least one hour a day while you are away from home (one hour in the morning and one in the evening is ideal). This will help prevent the pipes from freezing.
- Consider asking a friend or relative to visit your home every day while you are away. This will mean that if you do suffer a burst pipe, it will be detected as soon as possible. Please ensure that they have our contact number (01480 494967) in case of any emergencies. Please make sure they know where the stop cock is located.
- Check your contents insurance is up to date and covers floods in your absence. (If you do not have contents insurance or are unsure if you have adequate insurance, please visit <https://www.onebroker.co.uk/welovelettings/welovetenants.html>)
- Ensure all loose items in the garden are fully secured.

We obviously hope you have no problems this winter. However we know that by following these tips you are more likely to catch anything before it becomes urgent. Also if you let us know before the cold weather sets in, we can get things sorted with minimum inconvenience to you.

If you have any questions about this then please let us know.

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