

R3Location: Summer safety

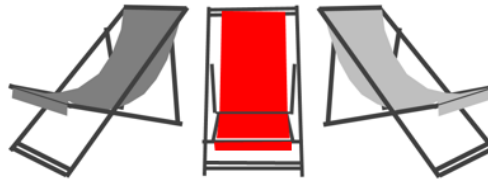
Summer time is a time for shedding our winter coats and relaxing in the garden – yes, even in the UK! In order to enjoy your property and your outside space if you have it, it is worth being aware of potential issues relating to the time of year that may have an impact on your property and your tenancy.

Contact details

- Keep contact details of managing agents/Landlords to hand in case of emergencies
- Get to know your neighbours and leave emergency contact numbers with them when you are away
- Don't forget to report any maintenance issues to the Property Manager as soon as you notice them.

Other

- You may need to clean and repair deck/patio as needed to remove moss built up over the winter months
- Beware of insect problems. Summer is their playground. Ants, spiders, moths, flies are all common, and fairly easy to take care of.
- Foxes can be a nuisance. Only put your rubbish out on the morning of the refuse collection as foxes can tear and rip the bags



Heating/plumbing

- Think about reducing and eventually turn off heating systems as temperature begin to rise.
- If you have had any issues during the winter, do not put off liaising with your agents to address them straight away.
- If you have bathrooms that don't get used very often, flush or run the pipes weekly. Stagnant water can build up and start to smell.

Obligations

- Remember to lock windows and doors before leaving the property and at night
- You may need to ensure you keep the property in seasonal order by trimming trees and shrubs and cutting the grass
- If you are away on holiday for an extended period you may have an obligation to notify the managing agents