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WINTER CAR3

Property hints & tips for the winter period

The UK experiences much colder weather in the winter months. Tenancy agreements often include tenants' obligations to minimise the risks that the colder weather brings to the property. The summary one pager gives a few easy hints and tips on how to do that.

Contact Details

■ **Managing Agents:** Keep contact details of managing agents/Landlord to hand in case of emergencies.

■ **Neighbours:** Make sure you get to know your neighbours and leave emergency contact numbers with them when you are away

■ **Emergency numbers:** Take some time to re-validate all out of office hours emergency numbers such as plumbers, electricians etc

Heating

■ **Keep it on:** Keep heating on at a low level when you are away – this will prevent pipes freezing, and condensation

■ **Minimise levels of condensation:** Keep condensation to a minimum by keeping heating on at all times – set timers to low during day time and while you are away for longer periods

■ **Stop cock / stop tap:** Know the location of all stop cock and stop taps in an emergency, in case they need to be shut off

Tenant's obligations

■ **Understand your obligations:** Re-read your tenancy agreement to ensure you understand your obligation as a tenant included within the lease agreement

■ **Report leaks and problems:** Report all leaks and problems arising from condensation straight away to Landlord or managing agents to ensure compliance with insurance policy and swift resolution of issues

■ **Insurance:** Review your own insurance cover and make sure it is up to date on content protection in case of burst pipe for example

Other

■ **Downpipes and water drains:** Check downpipes and water drain to ensure these are not blocked and that water can flow through them

■ **Consider draining:** Consider draining down heating system completely if you are going away for a long time

■ **Drying clothes:** Don't dry clothes on radiators – this can make condensation worse when windows are closed during the winter