

R3Location: Winter CaR3

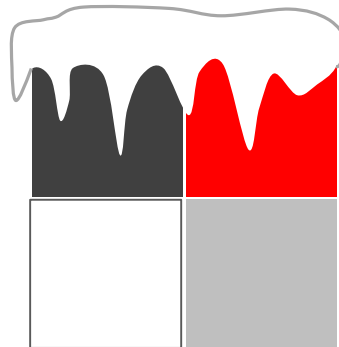
In the winter, the UK normally experiences much colder weather. It is the time of the year when we rely on our boiler the most, and when the property needs to be protected against the effect of the cold. As a tenant, you have an obligation to minimise the risks that the colder weather brings to the property. This summary gives you a few easy hints and tips on how to do that.

Contact details

- Keeping contact details of managing agents/Landlord to hand in case of emergencies
- Get to know your neighbours and leave emergency contact numbers with them when you are away
- Re-validate all out of office hours emergency numbers such as plumbers, electricians etc

Other

- Check downpipes and water drain to ensure these are not blocked and that water can flow through them
- Consider draining down heating system completely if you are going away for a long time
- Don't dry clothes on radiators – this can make condensation worse when windows are closed during the winter



Heating

- Keep heating on at a low level when you are away – this will prevent pipes freezing, and condensation
- Keep condensation to a minimum by keeping heating on at all times – set timers to low during day time
- Know the location of all stop cock and stop taps in an emergency, in case they need to be shut off

Obligations

- Re-read your tenancy agreement to ensure you understand your obligation as a tenant
- Report all leaks and problems arising from condensation straight away to Landlord or managing agents
- Review your insurance cover and make sure it is up to date