



ECLIPSE  
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# Guide to Preparing Your Property for Winter



A few Top Tips to keep properties ticking along through winter



Preparing your property for winter now can save you time and money later. A large percentage of landlords fail to carry out regular property checks, which, with the harshness of the winter months can lead to small problems becoming big problems.



### Boiler & Heating Checks

Why do boilers only ever go wrong in winter? Good question, but it is inevitable, after months of minimal use through the summer, they then suddenly get put on maximum output as the onslaught of the beast from the east sets in, giving rise to lots of niggles in the system. Schedule annual boiler checks ahead of winter, in early October, to ensure things run smoothly. This also helps you avoid vying for a boiler repair company along with the thousands of others during the peak winter season.



Avoid freezing pipes by making sure tenants leave boilers on a constant low if they go away or leave the property for any length of time.



### Damp

This can be a problem in winter, as tenants dry clothes, run hot showers, have the heating on constantly and never open the windows. Encourage tenants to air the property when they can and make sure you have good quality extractors fitted that are working. Doing regular property checks will help you spot any problems early on.





## Gutters & Drains

Blocked drains and gutters can lead to damp issues inside a property, so making sure these are free of blockages avoids much costlier problems later on. A check towards the end of autumn should see them clear for winter. This would also be a good time to check for any loose or missing roof tiles, which can also cause leaks to come through in to a property.



## Windows & Doors

This can be a main source of heat loss in a property, forcing a boiler to work harder than needed. Seeing how small improvements can be made can really help to keep cold and damp out, tenants happy and boilers ticking along. Doors can also swell in the damper weather, causing problems with locks. A pre winter annual check will avoid last minute calls from disgruntled tenants struggling with their locks.



## Gardens

Make sure gardens are winterised putting tables & chairs away or covering them, ensuring BBQ's, parasols, soft furnishings are stored away. Cover any precious plants with frost protectors. Water features turned off, including hoses. Tenants can't be relied upon to do these things, so it is always advisable to check in and get them done.



## Handy Men

Be in contact with a handy man you trust and know to work in the area. It's hard to find a good tradesman, when you need one, so planning ahead can avoid a lot of stress if things go wrong. You don't need to book him for a job, just make contact and have his number to hand when you need him.