

## Winter Is Coming



With December approaching, the tests of the colder months are soon to arrive. ☁

Here are Summer Sky's top 5 Tips for Landlords over the Winter Season!

### 1. Assess

Giving the correct notice period, visit the property to assess for any needed maintenance. This includes checking for dampness and mould caused by poor ventilation.

High winds, rain and snow, are all hazards to expect. As a landlord, you're legally required to maintain the structure and exterior of the building. Thereby inspecting the exterior of your property, including drains, gutters and external pipes, for any damages or risks is vital.

### 2. Plan

"The time to repair the roof is when the sun is shining." – John F. Kennedy.

Schedule any needed maintenance with the tenant and service providers as early as possible. Do not wait for a small problem to develop into something much more costly during the winter months.

Last year the cost of weather-related home insurance claims came to an average of £9,300 per household, as published by the Association of British Insurers. The Escaping of water and weather-related claims have already been accountable for a total of 40% of all home insurance claims in 2022, according to Morgan Clark Ltd.

### **3. Prevent**

If your property is to be left unattended for long periods of time during the Winter Season for family visits or holidays, advise tenants not to leave valuables on display. If possible Timed lighting systems should be installed and utilised to help prevent break-ins.

Test any security equipment installed at the property, such as cameras or alarms, to make sure they are working correctly. With fireplaces and Christmas lights glowing, fire and carbon monoxide alarms should also be tested and fitted on each floor.

### **4. Maintain**

Boiler and gas appliances require servicing by a gas-safe registered engineer within 12 months of their last service. It is also recommended to bleed the radiator to guarantee they are operating efficiently.

Other maintenance required could include; fixing any dripping taps, repairing exterior cracks and crevices, whilst making preparations such as clearing external gutters and drains.

### **5. Communicate**

Communication is important in all relationships, and the relationship you have with your tenants should be no different. Engaging with your tenants is a fantastic way to ensure they too, are prepared for the coming months.

Providing your property's occupants with information like where the stopcock is, any emergency plans for extreme weather and informing them of any planned maintenance you intend to carry out.

The way you maintain and manage your lettings can be the make or break of your investments. Here at Summer Sky, we have the knowledge, experience, and procedures to protect our landlords and tenants year-round.

**Whether you're Letting or Renting, Make a smart move with Summer Sky.**

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