

IS YOUR RENTAL PROPERTY READY FOR WINTER?



MURRAY PROPERTY HOLDINGS
ASSET BACKED INVESTMENTS

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Winter can be harsh on rental properties. Everything from frozen pipes, boiler breakdowns and storm damage - but some of these headaches can be preventable.

Introducing our guide to 'winter-proofing' to help you through the winter months.

Complete these checks to protect your investment and keep your tenants comfortable all winter long.

Our team is always available for an informal chat if you'd like to discuss anything related to property!

Murray Property Holdings

WINTER-PROOF CHECKLIST



№	WINTER-PROOF CHECKLIST		
1	<p>HEATING SYSTEMS & BOILERS:</p> <ul style="list-style-type: none"> • Book annual boiler service (legal requirement under Gas Safety Regulations) • Test central heating system • Check radiators (for cold spots and bleed, if necessary) • Inspect boiler pressure (top up if below recommended level - usually 1-1.5 bar) • Thermostat - are the batteries fresh? Even if hard-wired your thermostat requires batteries • Check timer/programme settings are suitable and appropriate for winter • Ensure your tenants know how to use the heating system • Provide emergency boiler breakdown contact details 		
2	<p>PIPES & PLUMBING:</p> <ul style="list-style-type: none"> • Insulate any exposed pipes (in lofts, garages, external walls, etc) • Lag (if appropriate) the cold water tank • Insulate stop taps (to prevent freezing) • Check for leaks - around radiator valves and pipe joints • Test any outdoor taps • Identify location of stopcock (ensure your tenants know where this is) • Provide guidance on what to do if the pipes freeze 		
3	<p>GUTTERS, DRAINS & EXTERNAL WATER MANAGEMENT</p> <ul style="list-style-type: none"> • Clear gutters / inspect gutter joints • Check downpipes / drainage • Check overflow pipes are clear and functioning • Consider gutter guards if properties are located next trees 		

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4	<p>ROOF & CHIMNEY:</p> <ul style="list-style-type: none"> • Inspect roof tiles/slates for any damage or displacement • Check flashing around chimney/roof joins • Inspect chimney stacks - loose mortar or damaged pots • Look for moss/algae growth • Arrange professional roof inspection - if you feel there might be issues 	
5	<p>WINDOWS & DOORS:</p> <ul style="list-style-type: none"> • Check all windows close and lock properly • Inspect window seals for gaps and perishing • Check for any condensation issues • Look for drafts around frames/seals • Consider secondary glazing or thermal curtains for single-glazed properties 	
6	<p>DAMP, CONDENSATION & VENTILATION:</p> <ul style="list-style-type: none"> • Check extractor fans in bathrooms and kitchens • Check for any signs of dampness on walls/ceilings • Provide tenant guidance on preventing condensation & ventilation • Check for mould 	
7	<p>SAFETY CHECKS:</p> <ul style="list-style-type: none"> • Test smoke alarms/test carbon monoxide alarms • Check fire extinguishers (if provided in HMO's) • Ensure fire doors close properly (in HMO properties) • Check all fire escape routes are clear • Inspect electrical sockets for safety 	

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8	<p>INSULATION & ENERGY EFFICIENCY:</p> <ul style="list-style-type: none"> • Check loft insulation - meets current standards • Consider upgrading insulation to improve EPC rating • Ensure hot water cylinder is properly insulated • Review EPC recommendations for winter efficiency improvements • Consider radiator reflector panels 		
9	<p>TENANT COMMUNICATION & GUIDANCE:</p> <ul style="list-style-type: none"> • Provide winter maintenance guide to tenants • Share any emergency contact numbers to your tenants • Explain heating controls/thermostat • Give guidance on preventing frozen pipes • Share what to do in a power cut • Remind tenants to report issues promptly 		
10	<p>EMERGENCY PREPAREDNESS:</p> <ul style="list-style-type: none"> • Maintain an adequate emergency fund for urgent repairs • Know locations of all stopcocks • Keep spare keys accessible for emergency access • Review terms of tenancy regarding maintenance responsibilities 		