



## Don't get caught out by the cold

Somehow the return of winter always feels like a nasty surprise. As a landlord, it is crucial that you prepare your property for those cold spells that could damage your investment.

### Your roof:

- Make sure that do an annual check of the roof
- Look out for any missing or cracked tiles

### Your pipes:

- Pipes are most easily affected by cold weather, so make sure they don't get too cold.
- Insulate external pipes as well as any in the loft
- Make sure that overflow pipes are correctly connected and not blocked
- Clear out your gutters and downpipes and make sure they are free from cracks or splits
- Check that external pipework is not lagged
- Drain down outside taps, fit them with an insulated jacket or turn them off internally

### What your tenants can do:

- If your tenants are planning to be away, ensure that they leave the heating on low. An arrangement that involves you making a contribution to heating costs would be prudent as your tenants will be more likely to do this
- Doors between heated and unheated parts of the property should be left open to allow warm air to move around the property
- Do they know where the stopcock or isolation valves are located in case they have to turn off the water to any part of the property?
- You might want to consider providing your tenant with the number of a reputable contractor who could respond quickly and undertake emergency repairs to prevent further damage



You can contact the Total Landlord Insurance  
Claims team on 0345 310 6370

[www.totallandlordinsurance.co.uk](http://www.totallandlordinsurance.co.uk)