

iInsure365 have compiled a list of winter proofing property management tips

BRIGHTON, UNITED KINGDOM, December 6, 2018 /EINPresswire.com/ -- [iinsure365](#) have assembled a list of 15 tips for winter property management to ensure that a property is winter ready. The below property management tips are a guide for anyone letting out a property to prevent making unnecessary claims.

Making a claim will result in paying an excess and an increase in renewal premiums for the next few years. Therefore, preventing unnecessary claims is a worthwhile exercise. Read on for our list of winter proofing tips.

- 1) Make sure that the pipes and roof have insulation and the loft storage tank, if there is any, has insulation foam to ensure that they don't freeze.
- 2) Ask tenants to make sure that they are heating and maintaining the property correctly, even when they are not there. Tenants don't necessarily turn the heating on sometimes because of the cost. They do though need to ensure that it is properly heated so there are no problems with the pipes freezing.
- 3) Make sure that the stopcock is working and that the tenants know where it is.
- 4) Is there a condensing boiler? If so, make sure to lag the outlet pipe to ensure that it doesn't freeze during the winter. If they are not lagged the boiler can freeze and consequently need replacing.
- 5) Make sure that the tenants have bled the radiators to release any trapped air. If the radiator isn't warming up due to trapped air then it won't keep the house warm.
- 6) Make sure that there are no loose guttering or overhanging trees or broken tiles at the property as these could cause damage during a storm.
- 7) Make sure that there is adequate [insurance](#) in place including having enough [contents cover](#)
- 8) Check the central heating is working properly. It may be time to have a service of the boiler to make sure that it is as efficient as possible.
- 9) Drain any outside pipes. Burst pipes can be a nightmare and often the outside pipe or water systems are overlooked.
- 10) Does the property have a working chimney? If so, make sure that it is swept on a yearly basis.
- 11) Ask tenants to make sure if there is any build-up of snow on the roof to keep an eye on it and notify the landlord if it builds up. It can melt quickly or freeze and consequently cause more damage
- 12) Make sure that the roof is in good repair. Get a roofer round to ensure that there are no leaks in the roof and there are no loose tiles to cause any damage.

13) Ask tenants to check all the outside gates to make sure that they are secure and not likely to come off in a storm.

14) If the property is empty be sure to drain down the water and keep the heating on a low temperature.

15) Make sure to complete any small works such as draughty doors and flimsy pipes before the winter.

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