

General cold weather advice

Please be aware that during periods of cold weather, the following precautions should be put into action if the above property is likely to be left vacant for any period of time.

Pipes

Freezing temperatures can cause devastation to properties if pipes freeze and burst. Please be reminded to leave the heating on low, even if the property is unoccupied to look to prevent this from happening.

Water Systems

If it's likely that your property will be empty for a significant period of time, turning off the water is not always sufficient as there is normally still a lot of water in the system which could cause damage. Please advise Comfort Lettings if the property will be empty for any period longer than 14 days and check your insurance policy as Comfort Lettings will also need to advise the Landlords of the situation so they can check their insurance policy as a plumber may be needed to drain down the system (water and central heating) to help eliminate this risk.

Insurance Obligations

Again, if a property is likely to be empty for a prolonged period, make sure that the Insurers obligations are not compromised and advise Comfort Lettings as "Empty Property Visits" may be required on a regular basis to provide independent photographic proof that the property has been monitored.

Some or all of the actions below may be required:-

- Water to be turned off at the internal stopcock (in an attempt to prevent any further problems in case of an emergency, please be aware of the location of your stop cock and check that it is in working order)
- All taps should be opened up to drain down the main water storage tank, this will not affect the central heating
- Set the heating onto a constant low (150C) 24 hour setting & open loft hatch 3-4 inches to allow heat into the loft space
- For full protection the property should be drained down completely, we can arrange this on your behalf (please call the office for further details)

We recommend that you advise your insurers that the property will be vacant and check their terms and conditions. Comfort Lettings cannot accept any responsibility or liability should any problems arise from frozen pipes or advice given.