

Get Your Property Ready for Winter | Landlord Checklist

Preparing your property for winter in advance helps you avoid surprises and ensures it remains in good condition throughout the season.

With the seasons starting to change, now is a great time to take action and get your rental property ready for winter.

Before you visit, reach out to your tenants. Let them know you'll be checking the property for potential winter issues and ask if they've noticed anything that needs attention. This is also a good time to confirm your visit, providing them with the necessary notice.

How to Get Your Property Ready for Winter

Preparing your rental property for winter in advance can help you avoid surprises and ensure the property remains in good condition throughout the season.

Here's a handy checklist to help you inspect the most important areas:

Check for Exterior Issues

With winter approaching, now's the time to inspect your property's exterior. Checking for issues now can help you prepare for the heavy rain and storms of a British winter.

Check for missing or damaged roof tiles that might lead to leaks. For properties prone to drafts, assess windows and doors for any gaps or drafts. Consider installing door draft excluders to prevent cold air from entering through gaps.

Whilst you're outside, don't forget to look for any new exterior cracks in walls, as freezing temperatures can exacerbate these problems.

Autumn is also a great time to clear your gutters. Examine gutters and downpipes for blockages caused by leaves or debris, as clogged systems can lead to water damage or ice buildup.

Protect Your Pipes

Cold weather can lead to expensive plumbing problems, so it's good to get ahead of any potential issues. Insulate exposed exterior pipes with foam pipe covers or heat tape to maintain a consistent temperature and prevent freezing.

Check outdoor taps and hose connections, and ask your tenants to make sure they are turned off and drained to avoid water freezing and causing damage over the winter.

Heating System Maintenance

Winter puts a major strain on heating systems, so it's vital to ensure yours is working efficiently.

Boiler Service

Schedule a professional service for your boiler. Regular maintenance helps prevent breakdowns, extends the system's lifespan, and addresses any wear and tear before it becomes a major problem.

Bleed Radiators

Don't forget to bleed the radiators. This simple step ensures heat is distributed effectively throughout the property, keeping your tenants warm and comfortable.

Garden Maintenance

If your rental property has a garden, cut back overgrown trees and shrubs, especially branches that are close to the property, which may become a problem in high winds or snowy conditions.

Examine exterior lighting and replace any used bulbs to ensure pathways and entry points remain well-lit during shorter daylight hours. If you don't have exterior lighting fitted, consider adding motion-activated lights for added safety.

Fences damaged by winter weather are rarely covered by insurance, so inspect yours for any loose or unstable sections that may not withstand high winds or storms. This is an important step to protect your property, and if your tenants have pets or young children, it'll give them extra peace of mind.

General Maintenance

Whilst you're getting your property ready for winter and have access, take the time to cover the basics.

Smoke and Carbon Monoxide Detectors

Ensure that smoke and carbon monoxide detectors are installed in the appropriate locations and test them to verify they are functioning as intended. Remind your tenants to conduct regular tests and to let you know if there are any issues.

Safety Equipment

Landlords operating HMOs should check and test fire extinguishers and ensure they have the correct number of extinguishers is available based on the size of the property. And confirm that tenants know where it is stored and how to use it.

Talk to Your Tenants

Whilst you are carrying out your checks to get your property winter ready, take the opportunity to speak to your tenants and encourage them to notify you of concerns like leaks, mould, plumbing or electrical issues as soon as they are spotted.

Emergency Contacts

Emergencies can happen, which is why it is essential to provide tenants with clear instructions for handling unexpected situations.

Provide a list of key emergency contacts. This may include your contact details or a reliable maintenance professional, so they know who to reach out to if problems arise.

Energy Efficient Upgrades

As energy bills rise, tenants are actively seeking out properties with high EPC ratings. By improving your property's energy efficiency, you can make it more attractive to prospective tenants, potentially increase its value, and get ahead of upcoming EPC changes.

Upgrades such as improved insulation and modern, draft-proof windows and doors will not only boost your [EPC rating](#) but will also help your tenants stay warm and save money. You may also be eligible for government grants or schemes that can help with the cost of these upgrades, so it's worth checking what's available.

Get Ahead of Winter

Getting your property ready for winter is a big task, but you don't have to manage it all on your own. By partnering with the right people, you can streamline maintenance, keep your tenants happy, and protect your investment for years to come.

Looking for help managing your property portfolio? There is still time to book your free ticket to the National Landlord Investment Show to connect with maintenance companies, property management professionals, and other service providers who can help you make your portfolio more efficient.

Follow the links to join us on [1st October in Bristol](#), [14th October in Manchester](#) and [29th October in London](#).