



Newsletter

Welcome to our Summer Newsletter, we hope you are enjoying the beautiful weather.

Gardens

As a tenant you are responsible for maintaining both front and back gardens as unfortunately the warm weather means plants and weeds grow very quickly and require attention along with mowing of lawns on a regular basis. Also in very hot weather it is advisable to water your gardens, but being careful about any water bans in your local area.

Top Ten Tips for Energy Conservation:

1. Switch off your TV and computer instead of leaving them on standby; this could save £37.00 per year.
2. Boil only the amount of water you need, this could save £25.00 per year
3. Wait until you have a full load of washing before you switch on your washing machine
4. Don't use your tumble drier on warm days
5. Switch to energy saving light bulbs
6. Turn down your thermostat and immersion heater temperatures by 1 degree - savings are significant and you are unlikely to notice the difference
7. When buying new products that use energy, look for the energy saving recommended label or European energy label rating A or higher
8. Lag your hot water tank and insulate your hot water pipes, tank jackets cost £12.00 are simple to fit and could pay for themselves in 6 months
9. Top up your loft insulation and cavity wall insulation, if you have not received any contact from us with regards to potentially receiving grants please contact the office on 01825 768657.
10. If your boiler is over 10 years old replacing it with a high efficiency boiler with heating controls could save around £210.00 per year.

As you may or may not be aware Woods Properties have been looking into ways to save energy and many of our properties have already had new boilers along with loft and cavity wall insulation. We are currently looking into external wall insulation on properties where they cannot have cavity wall insulation. If you are interested in enquiring about any of these energy saving ideas please contact the office on 01825 768657 as we may be able to obtain grants with qualifying tenants.

Utility Warehouse

If you would like to try and cut the cost of your utilities in these difficult economic times, we recommend that you take 5 minutes to have a look at the following website www.utilitywarehouse.org.uk/C16642/jointheclub or call free on 0800 542 3158 to have a chat with their customer services.

Contact Information

It is really important that if you change contact numbers that you notify us as a matter of urgency so that we may contact you at all time. Also if you have recently had a landline installed please notify us of the number and if you have an e-mail address let us know if you prefer to be contacted by e-mail.

Rent Arrears

Woods Properties understand at times it can be difficult to pay your rent due to sickness or unemployment however you must remember that if your rent remains unpaid you are at risk of losing your home. We want to prevent this happening and request that if you know of any problems which may arise, please contact the office so that we can discuss a payment option.

If you are receiving Housing Benefits then any changes in circumstances, ie employment, change of occupiers or number of occupiers at the property you must inform the housing office and Woods Properties immediately as it may result in your benefit payments being suspended.

Your rent payments must remain your main priority as you are at risk of losing your home if you fall into arrears.

Neighbour disputes

We all have neighbours and unfortunately there are good ones as well as bad, at Woods Properties we hope that you haven't experienced any problems with your neighbours but if you have we would recommend that you try to resolve them amicably.

Holidays

If you are going away this summer please make sure that you close and lock all doors and windows to make sure the property is secure.

Photos

We welcome any photos of your home, for example if you have recently redecorated a room, or the garden is looking spectacular following a hard weekend's weeding! These may be used in the website so do not include people/children. Images can be sent to the office using properties@woodsproperties.co.uk

Emergency Telephone Numbers

If you have the following problems:

- **Gas Leak or Water Leak,**
- **Electrical problems**
- **Damage to the property which could compromise the security, ie broken window**
- **Heating and Water System problems**

Please contact Nicola Walsh – 07967 215384 or Nigel Woods – 07789 695432 as a matter of urgency.

If you are having minor problems then please contact the office on Tuesday and Thursdays between 9am and 5pm.