



Newsletter 2014

We can feel it in the air that winter is on it's way. It is therefore a good time to tend to your garden, by cutting back overgrown bushes, weeding and mowing your lawn.

You will know how important it is to keep your homes in good condition and is especially important with the winter months ahead that you inform us if you have any problems with your property for example leaking taps, damp patches etc.

Contact details – Nicola is in the office on Tuesdays and Thursdays and the office number is 01825 768657, and mobile number for emergencies is 07967 215384. You can also contact Nigel on 07789 695432.

Importance of keeping contact information up to date

We have had a few instances recently where our contractors have been unable to contact tenants for vital works as the telephone numbers no longer exist! Please ensure that if you change your email address, phone number, get a land line etc that you notify Nicola as soon as possible, ideally by e-mail on properties@woodsproperties.co.uk.

UKALA

Woods Properties Ltd feel that we have always had a good relationship with our tenants but to keep up to date with new legislations we have joined Ukala. This therefore means that as a tenant you are guaranteed a good standard of service and that you have financial peace of mind through Client Money Protection.

Contents insurance

Please be aware that you are responsible for arranging your own contents insurance, Woods Properties are not responsible for any damage caused to your belongings in the event of flooding, fire etc. If you require contents insurance we may be able to supply details of companies who could help.

Winter preparations:

Gutters

If you have not already done so please ensure that gutters and drains are clear of fallen leaves, moss and other debris which if left can cause gutters to leak and may lead to water ingress and damage.

Mould Prevention

Please ensure that any 'trickle vents' fitted to windows are kept open and that your property is well ventilated during the winter, do not cover up or seal vents or air-bricks. If you do find mould (which loves the damp atmosphere in bathrooms and will prosper behind furniture on outside walls especially if airflow is restricted due to items being stored there) please wipe down using mould preventative treatments which can be found in the cleaning section of most supermarkets. More information can be found on the website. <http://www.woodsproperties.co.uk/property-management-a-lettings/tenant-information-area>.



Going away for Christmas?

If you are going away or visiting relatives over Christmas/New Year please ensure your property is secure. Not just against opportunists who may attempt to break in but also internally. Also keep you heating on low to prevent any freezing of pipes.

Frozen Pipes

This is the most common problem during extremely cold weather but can also be one of the easiest things to prevent. Keep your house warm at all times by keeping your heating on at a low temperature, this will minimise the risk of your water pipes freezing or causing them to burst. If you have a loft, leave the door slightly open to allow heat to the roof space in really cold weather and if you have a water tank in the loft cover this with a blanket to stop the water freezing.

If you find that you have no cold water during cold weather, unfortunately this usually means your pipes have frozen. At this point, as there is nothing that can be done until the weather improves, you should locate your stopcock and turn off the water supply. Please then contact Woods Properties.

Immigration

The Immigration Act 2014 places new restrictions on illegal immigrants accessing private rented accommodation so for Woods Properties Ltd to keep in with current regulations we will require from the 1st January 2015 to see sight of a passport or biometric residents permits whenever we grant a new tenancy.

Photos

We would 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 on the website so please try not to include people/children. Images can be sent to Nicola using properties@woodsproperties.co.uk email or txt to her phone if easier on 07967 215384.

Opening Hours

The Office will be closed from the 20th December 2014 to the 4th January 2015 but we can still be contacted in Emergencies on the following numbers: Nicola on 07967 215384 and Nigel on 07789 695432.



Season's Greetings

We would like to be the first to wish you all a very Merry Christmas and a Prosperous New Year!

