











2023 / 2024 Winter Preparations

With Winter fast approaching and Storms Agnes, Babet and Ciarán already under our belt, we thought some guidelines as to how best protect your property would be helpful.

Heating & Hot Water

The first time we really notice the cold weather is when the boiler packs up. If you haven't already, please check your heating and hot water system is functioning correctly:

-  Run the heating on constant for an hour, and turn the main thermostat up to a high temperature
-  If there is a timer, ensure the clock is set correctly and preferred heating times are set.
-  Check boiler pressure gauge is circa 1-1.5 bar or within manufacturers operating guidelines.
-  Once the heating is running, check all the radiators for any leaks particularly around the valves.
-  If applicable, check radiator thermostats
-  If radiators are only getting partially warm this may mean the radiators need bleeding. Please click on this link [How to bleed a radiator](#) for guidance.
-  If your heating runs on Low Pressure Gas (LPG) or is an Oil Fired Central system, please ensure you keep fuel levels topped up throughout the winter period. Letting the tank run with little oil in-situ can lead to costly repairs to the boiler fuel pump and burner.
-  Outside taps should be insulated against the cold. In particularly severe cold weather, you may find wrapping a blanket or towel around an outside tap will prevent it from freezing. A [cover](#) is cheap to buy and very efficient.



If you turn down your heating by 1 degree you could save £75 from your energy bill? The lowest comfortable temperature range is 18 – 21 degrees.

Moving furniture away from radiators, allows heat to circulate.

Condensation

- ✚ Keeping your property well-ventilated will reduce the build-up of condensation and mould.

To help avoid condensation, always use extraction fans and ventilation systems whilst regularly opening windows and trickle vents to allow fresh air to enter the property and circulate, especially where weather conditions force you to dry laundry indoors. We recommend considering the purchase of a de-humidifier if you regularly dry items indoors.

Outside

- ✚ In line with your tenancy agreement, please ensure that pipes, sewers, drains, ducts, conduits, gutters and watercourses within or serving the Property are kept free from restrictions or obstructions and in working order.
- ✚ Make sure the garden is tidy, clear and ready for winter. Secure any objects that might get blown around in the wind such as pots and bins. Regularly sweeping up leaves so they don't build up helps the grass underneath and prevents slipping.

Going away?

- ✚ If you plan to be away, please leave the heating on low at 15 degrees. This will allow warm air to circulate the pipes and water tanks which in turn will reduce the unnecessary worry of coming home to burst pipes.
- ✚ If you are away on holiday, it may help to arrange for a friend or neighbour to pop round during your absence. They can pick up the post, draw curtains, turn lights on and off etc and generally check all is well etc. Please let them know how to contact our plumbers in an emergency (details attached).

Please do not hesitate to contact our Property Management department, at Church House Oxford on 01865 208248 ODBFLettings@oxford.anglican.org if you need advice or have any questions.