

NEWTON PROPERTY

NEWton NEWS

WELCOME to our latest newsletter, designed to keep you updated on Newton Property.

Firstly, a big welcome to our new clients who have joined the Newton fold, when we recently acquired **Greenhome Property Management**. This acquisition brings out total client base to 15,000 factored clients and 600 let properties. Greenhome's factoring team are a welcome addition to the Newton group.



**Go Paperless and you could win
a £300 M&S gift card in time for Christmas!**

There's still time to enter our paperless



billing prize draw. Register for paperless billing by **17 December** and you'll be entered into our prize draw to win a £300 M&S voucher – just in time for Christmas.

PLUS... we have 2 runner up prizes of M&S vouchers worth £50 each!

How to register: Simply email newton@newtonproperty.co.uk with your **Name and Account Number** and we will do the rest!

Winners will be drawn at random from all those registered for paperless billing and informed on Friday 18th December.

If you have trouble accessing an electronic bill please call us on 0141 353 9700.
If you are a rental client and we hold your email address, you will automatically be entered.

Who KNEWton - Ross Watt

Winter Proof your Home

In each issue we will introduce you to a different member of our team and share some top tips from our experts. Here Director, **Ross Watt** shares his tips on how to get your home ready for the Winter months ahead - and save money!



Ross Watt is Newton's newest director. Ross set up Watt & Co Property

Management eight years ago, having been frustrated at the poor service he was receiving as a customer of several factoring firms.

Watt & Co expanded rapidly and at the time of merging with Newton Property earlier this year they had over 75 developments under management, as well as a substantial lettings portfolio.

Ross knows property inside out, and is always keen to meet contractors on site to expand his knowledge of how each trade functions. As well as running Newton's Aberdeen office, Ross is busy managing the refurbishment of a small flatted development in Aberdeen and enjoying his new role as dad to nine month old son Callum. Here Ross gives his advice on winter-proofing your home.



1. It's curtains. Curtains are one of the most effective ways to protect your house from losing heat through the windows. Curtains with a thermal lining are a relatively cheap option or if you're handy with a sewing machine line them yourself with a cheap fleece. You can also place a curtain in front of outside doors to add another layer of protection. Open up curtains and blinds during the day to let sun in and close them as soon as dusk falls to keep in heat.

2. Banish draughts. Dig out your gran's sausage dog draught excluders and put it at the bottom of doors to stop heat escaping through the gap between door and floor. Or make your own by cutting an old pair of tights and stuffing them with socks! Beware mini-draughts from letter boxes, keyholes, cat flaps. You can pick up cheap solutions at your local DIY store.

3. Love a rug. Wooden floors can look great but can lose you lots of expensive heat. Floors account for as much as 10% of heat loss if they're not insulated, according to the National Energy Foundation (NEF). Rugs and blankets can help and have the added bonus of keeping your feet warm.

Floorboards and skirting boards can contract, expand or move slightly with everyday use. If there are cracks or gaps in the flooring it's a good idea to squirt some filler into them. Use a

silicone-based one that can tolerate movement.

4. Keep the heat. It's now fairly common to have decorative fireplaces. If you're not using yours then you should consider a chimney balloon. What's that? It's made from a special laminate, and costs about £20. It works by being placed inside the chimney hole, just out of sight, then inflated until it completely shuts out any incoming cold air or escaping heat. Just be sure not to start a fire without removing it!!

5. Insurance review – make sure your building and content insurance is up to scratch. If you are in a flat, it's likely that the factor will provide buildings cover...if you own your pad. Make sure that's the case and check that you are happy with the level of cover.

6. Gas safety checks aren't just for landlords. It is recommended that you get all your gas appliances, including your boiler, fire and cooker safety checked once a year and serviced regularly. Good maintenance = Efficiency= Cheaper bills ! Remember carbon monoxide poisoning is a killer.

7. Windows - upgrading or replace any drafty old windows with double or triple glazed . It may seem like a big outlay, but you'll be amazed what a difference that can make...and the money it could save you in the long term. Just make sure you have permission in a listed building!

8. Give your boiler some TLC – getting your boiler serviced before the cold weather really kicks in can save you money in the long run. A service can improve a boiler's efficiency and might pick up minor problems which could turn into major disasters. The last thing you want on Christmas Eve is a faulty boiler!

9. Shut up unused rooms. Keeping doors closed will prevent cold air moving into the rest of the house and contain the heat you've generated in a smaller area. But remember to keep just enough ambient heat running through unused rooms- to prevent frozen pipes!

10. Gutter Check – November is the ideal time to have your gutters checked – think of all those fallen leaves bunging up your gutters. And while that's been done ask your contractor to have a look at your roof for loose or missing tiles. Rapidly melting snow needs to make a quick exit... hopefully not through your ceiling!

11. Think Ahead. If you are heading away for a few day keep your heating on low. Leave a key with a friend or family member and if you live in a flat, let your neighbours how to contact you in the result of a problem such as burst pipes. You might also need to let your buildings insurance company know if the property is going to be vacant over a certain length of time. If there is a burst and neighbours can't get hold of you the Police and Fire Services are within their rights to break down your door!

12. Get radiator wise! Keep your radiators clear. Avoid placing large pieces of furniture in front of them and consider putting a shelf above the radiator as this can also help channel the warmth, especially if you have high ceilings. This is also useful if your radiator is below a window with curtains, where warm air would be trapped between the window and the curtain.

A cheap way to prevent heat loss from radiators, particularly on those attached to external walls, is to use heat reflective aluminium foil - tin foil - behind the radiator to stop heat disappearing through the wall by reflecting it back into the room. Most DIY stores sell them

in rolls

If your gas central heating isn't warming your home properly, it could be because there are air bubbles trapped in the system. Bleed your radiator for a quick fix and to maximise their efficiency . If your radiator is cold at the bottom, just give it a little tap when you are bleeding the air to release it.

13. Lag and insulate above your ceilings. If you live on the top floor, or have access to an attic, lag the floor of the attic with rock wool insulation.(remember your goggles and mask) Try it for a while, if its still cold, double the layer... it really works!

14 . Emergency List. At Newton we give all our clients a list of emergency out of hours contact details so you don't have to worry. These numbers are also available on our [website](#).



Until next time...

Holiday time is almost upon us – hoorah!!

But the cold weather is also upon us, so your Newton team will be available throughout the holiday season.

Finally, we'd like to take this opportunity to wish you all a very **Merry Christmas and happy, prosperous 2016.**

Best Regards

Stephen



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