

Unoccupied Home Checklist

Homeprotect knows that leaving your home, whether for a week or a year can feel a little daunting. That's why we've created this handy checklist to help you feel more at ease before you go.

The guide is broken into time frames: starting from one week and going all the way up to a year.

Each section builds on the one before it, so if you're going away for 3-5 months, be sure to complete the tasks listed under 1 week, 1 month, and 3-5 months.



1-2 Weeks

- Arrange for mail/packages to be held or collected.
- Unplug all electronics to reduce fire risk.
- Set timers for lights.

Neighbours can keep an eye out.

- Set thermostat to a moderate temperature to keep costs down and to prevent pipes freezing over in winter months.
- Empty the fridge and freezer to avoid unpleasant odours.

Remember to make plans for your pets and plants to be taken care of.

- Check smoke detectors and batteries.



1 Month

- Arrange for someone to run the water as things like Legionnaires disease can begin to fester in the pipes.
- Let your home insurance provider know what your plans are with the house going forward (after 30 days with Homeprotect) — they may need to amend your policy terms.

Utilities may need to be adjusted (e.g. water, electricity) to save you money on bills while you're away.

- Inform local council if you plan on leaving your house empty for 30 days or more. You may be eligible for council tax discounts but may have to pay an extra premium.
- Secure outdoor furniture.

Making sure nothing is left running or on standby.

- Stop or redirect mail.
- Consider turning off the water supply to prevent leaks.
- Clean the house to avoid musty smells.



3-6 Months

- Hire a property management company if necessary.
- Consider draining pipes or turning off water at the main valve to prevent freezing. Switch frost protection mode on if it's winter.
- Arrange for all mail to be redirected to a new address so you can keep up-to-date with important mail.

Regular check-ins are necessary, especially if the area experiences extreme weather.

- Take down any valuable items or keep them in a safe location.
- Consider installing a security system or securing any weak spots in the home — like cat/dog flaps, sliding doors or sheds.

Make sure a friend or family member visits periodically.



6 Months - 1 Year

- Consider renting or subletting the property to avoid stagnation.
- Turn off all utilities (gas, electricity, water) completely.
- Secure valuables in a safety deposit box.

Make sure the house remains well-maintained to avoid damage.

- Set up remote monitoring or have someone check the house regularly. This can be done through a property management company, estate agent or by a friend or family member you trust.

Keep the front garden and driveway cleared to prevent overgrowth.

Security Tips

1 Week

- Inform a trusted friend or neighbour or estate agents of your plans.
- Check that windows and doors are securely locked.
- Set up security cameras or a monitored alarm system if you plan on leaving the property for longer periods of time.

1 Month

- Upgrade old locks and doors if you plan on leaving the house unoccupied for further months.

3-6 Months

- Use smart home devices to monitor the property.
- Leave spare keys with a trusted person, estate agent or property management company.

6 Months - 1 Year

- Install a high-tech security system.
- Have the house regularly inspected and keep a point of contact for emergencies.