FOR UK HOMEOWNERS · EVERY MONTH OF THE YEAR

UK Home Maintenance Planner

A month-by-month checklist for your home, with honest advice on what you can do yourself and when to call a qualified pro. From a Swindon handyman.

12 monthly checklists · safety lines · fridge checklist

from Handyman Plus Van, Swindon

Last reviewed 17 October 2026
General guidance only

How to use this planner

Most expensive house problems start small: a blocked gutter, a cracked bead of sealant, a pipe that froze once and then split. A few minutes each month catches them early. Nothing in here needs special skills, and the things that do are clearly marked.

Each month

Turn to the month, do the two **every month** checks, then work through **this month**. Tick as you go and jot notes at the bottom.

Safe limits

Every month has a **DIY or call a pro?** panel. Green: DIY with care. Amber: only if you're confident. Red: call a qualified pro.

Keep a record

Fill in **Know your home** and **Notes and contacts** once. Dates of services and repairs help when you sell, claim or call someone out.

Tags: EVERY MONTH EVERY 3 MONTHS EVERY 6 MONTHS ONCE A YEAR THIS SEASON . Months follow a typical southern-England year. If you're further north, or it's a late spring, shift outdoor jobs by a few weeks.

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Printing tip: there's an ink-saver version of this planner with a white cover. Print months double-sided, or just the month you're on.

READ THIS FIRST

The safety lines

These are the jobs where DIY stops. Some are the law, and the rest are where people get badly hurt. When a month's panel says **call a pro**, this is why.

Gas: Gas Safe registered engineers only

- Anyone working on gas appliances in a home must, by law, be Gas Safe registered and competent for that type of work. That means boilers, fires, cookers, hobs and pipework. Check their Gas Safe ID card, and the back of it for what they're qualified to do.
- HSE strongly advises gas appliances, flues and pipework are serviced at least once a year.
- **Smell gas?** Call 0800 111 999, open doors and windows, and turn off the gas at the meter control valve if you know where it is. It's illegal to use a gas appliance you suspect is unsafe.

Carbon monoxide: you can't see, smell or taste it

- Warning signs on appliances: yellow or orange flames instead of blue (except fuel-effect fires), soot or staining, pilot lights that keep going out, more condensation than usual.
- Symptoms: headaches, dizziness, breathlessness, nausea, tiredness, chest or stomach pains. If you suspect CO, get fresh air and urgent medical advice.
- Fit a CO alarm in rooms with a boiler, fire or stove, and test it monthly. A new or replacement fixed boiler, fire or stove (not a gas cooker) must have one fitted by law in England.

Electrics: notifiable work needs a registered electrician

- In England, a **new circuit**, a **replacement consumer unit (fuse box)**, or changes to a circuit **around a bath or shower** are notifiable under Part P of the Building Regulations. Use an electrician registered with a government-approved scheme, who can self-certify the work. Otherwise building control must be told before you start.
- Electrical Safety First recommends a full electrical check (EICR) **at least every 10 years** in an owner-occupied home, and testing your RCD **every 3 months**.

Working at height: ladders are for short, light jobs

- HSE's guidance for workplaces is a sensible yardstick at home too. Ladders and stepladders are for **light work of short duration**; more than about **30 minutes** in one position needs other equipment. Keep three points of contact, and set a leaning ladder at **1 out for every 4 up**. Don't overreach, and don't work on the top three steps of a stepladder without a handhold.
- Upstairs gutters, roofs, chimneys and fascias need a tower or scaffold and someone trained to use them.

Asbestos: homes built or refurbished before 2000

- HSE: asbestos may be in any building built or refurbished before 2000. Look out for textured ceilings (Artex), old floor tiles, pipe and boiler lagging, insulating board, cement roof sheets, gutters and toilet cisterns.
- If you suspect it, **don't drill, sand, scrape or break it**. If it's in good condition and won't be disturbed, it's often best left alone. Some materials can only be removed by an HSE-licensed contractor. Always tell tradespeople before they start.

Also take care with old paint (it may contain lead in older homes), water near electrics (don't touch, switch off at the fuse box), and anything structural: new or growing cracks, bulging walls or sagging ceilings need a surveyor or structural engineer.

FILL IN ONCE

Know your home: where things are

In an emergency you need to know where to turn things off, fast. Find each one now, write it down, and show everyone in the house.

Water

Inside stop tap is...

Outside stop tap / meter...

Isolating valves (toilets, washing machine)...

Usually under the kitchen sink. Turn clockwise to close. The Met Office suggests checking it turns every six months.

Gas

Gas meter and control valve are...

Boiler make and model...

Last serviced on... by...

The lever on the meter is off when it's at right angles to the pipe. You may turn it off in an emergency, but leave everything else to a Gas Safe engineer.

Electricity

Consumer unit (fuse box) is...

RCD last tested on...

Electrical check (EICR) last done...

Label each circuit breaker if they aren't already. Main switch off = whole house off.

Safety kit

Smoke alarms: where, and replace-by dates...

CO alarms: where, and replace-by dates...

Torch, radiator key, spare fuses kept...

Smoke alarms: at least one on every level. Replace alarms after about 10 years.

Emergency numbers

0800 111 999
Gas emergency (smell gas, or suspect CO)

105
Power cut: free, connects you to your local network operator

999
Fire, or anyone in danger

111
NHS non-emergency medical advice

_____
Your water company (leaks in the street, no water)

0333 207 9030
WaterSafe: find an approved plumber

OVERVIEW

The year at a glance

The main jobs, and when they fall. Dark dots mean do it; orange rings mean book it, because good engineers and sweeps get busy in autumn.

Job	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Test smoke and CO alarms	●	●	●	●	●	●	●	●	●	●	●	●
Check boiler pressure	●	●	●	●	●	●	●	●	●	●	●	●
Test the RCD	●			●			●			●		
Check the stop tap turns			●						●			
Boiler and gas appliance service								○		●		
Chimney sweep (if you use a fire or stove)								○	●			
Change one-year alarm batteries										●		
Gutters, gullies and drains			●		●				●	●	●	
Bleed radiators	●								●			●
Sealant and grout		●				●						
Exterior painting and wood treatment					●	●	●	●				
Fences, sheds and garden structures		●	●			●					●	
Frost protection: lagging, outside taps	●									●	●	●
Ventilation and condensation	●		●								●	
Roof check from the ground		●							●			
Hoses, locks and hinges						●		●				

Every 10 years

Electrical installation check (EICR) by a registered electrician, as Electrical Safety First recommends for owner-occupied homes. Sooner if the wiring is old or you're buying.

Every 10 years

Replace smoke and CO alarms (or by the 'replace by' date on the alarm).

Every few years

Repaint exterior woodwork, re-seal around windows, check the loft insulation depth. Note dates on the Notes page.

WINTER · MONTH 1 OF 12

January

The coldest weeks. Frost, ice and the odd cold snap: the month for frozen pipes and condensation.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON **Check pipes in the loft, garage and any outside walls are lagged**
  Foam lagging from any DIY shop. Mind the joists in the loft.
- [ ] THIS SEASON **If you go away, leave the heating on low**
  Met Office and water company advice for cold spells.
- [ ] THIS SEASON **Check the boiler's condensate pipe outside (the white plastic one)**
  If it freezes, a condensing boiler often locks out. Thaw it with warm, not boiling, water, but only if you can reach it from the ground.
- [ ] THIS SEASON **Wipe condensation off windows each morning and air rooms daily**
  Damp windows every day plus black spots means a ventilation problem. Run extractor fans.
- [ ] THIS SEASON **Look up at gutters and downpipes after heavy rain or snow**
  From the ground. Overflowing water or ice means a blockage.
- [ ] EVERY 3 MONTHS **Test the RCD at the fuse box (consumer unit)**
  Press the button marked T or Test. It should switch off. Reset it. Won't trip or won't reset? Call a registered electrician.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Bleeding a radiator that's cold at the top: radiator key, cloth, heating off first.
- DIY: Fitting lagging to pipes you can reach safely.
- if confident: Going into the loft: only on boarded areas, with a good light. Never step between joists.
- call a pro: Boiler not working, or keeps losing pressure: Gas Safe registered engineer. Never take the casing off.
- call a pro: Burst pipe: turn off at the stop tap, open the cold taps to drain, then call a plumber.

Handyman's tip. Find your stop tap today, before you need it. It's usually under the kitchen sink. Turn it off and on again so it doesn't seize.

Done / notes:

To book or buy:

WINTER · MONTH 2 OF 12

February

Storm season. Wind and driving rain show up every weak spot in the outside of the house.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.

- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON **After a storm, walk round outside**
  Fences, gates, shed roofs, slipped roof tiles (look from the ground, with binoculars if you have them).

- [ ] THIS SEASON **Check doors and windows for draughts**
  Self-adhesive draught strip and letterbox brushes are cheap and easy.

- [ ] THIS SEASON **Check the sealant around the bath, shower and sinks**
  Black, cracked or peeling sealant lets water behind the tiles. Re-sealing is a good DIY job.

- [ ] THIS SEASON **Look for damp patches on walls and ceilings**
  Note where and when they appear (after rain? after showers?). It helps whoever fixes it.

- [ ] THIS SEASON **Service garden tools and the mower before spring**
  Sharpen, clean and oil. Book the mower in now, before the queues start.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Re-sealing a bath or shower: rake out the old sealant fully, clean, dry, then apply.
- DIY: Draught-proofing doors and windows.
- if confident: Fixing a loose fence panel at ground level. Get help: panels catch the wind.
- call a pro: Slipped or missing roof tiles, or damaged chimney flashing: a roofer with proper access, not a ladder from the garden.

Handyman's tip. When you re-seal a bath, fill it with water first. The bath drops slightly under the weight, so the sealant doesn't crack the first time someone gets in.

Done / notes:

To book or buy:

SPRING · MONTH 3 OF 12

March

Clocks go forward on the last Sunday. Longer evenings, and the garden starts waking up.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] EVERY 6 MONTHS **Test the stop tap still turns**
  The Met Office advises checking it's working every six months.
- [ ] THIS SEASON **Turn outside taps back on and check for frost damage**
  Look for drips or splits in the pipe as it comes through the wall.
- [ ] THIS SEASON **Clean extractor fan grilles and cooker hood filters**
  Clogged fans can't clear steam, and that's how mould starts.
- [ ] THIS SEASON **Check hedges and climbers for birds' nests before you cut**
  It's an offence to damage or destroy a wild bird's nest while it's in use or being built.
- [ ] THIS SEASON **Check the shed and fence for rot, and the shed roof felt for tears**
  Prod suspicious wood with a screwdriver. Soft means rot.
- [ ] THIS SEASON **Spring-clean gutters if they weren't done in autumn**
  Ground-floor gutters only, from a properly footed ladder. See the safety lines.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Cleaning fans and filters (isolate or switch off fans first).
- DIY: Replacing a dripping tap washer, with the water turned off.
- if confident: Ladder work on ground-floor gutters: short jobs only, ladder at the right angle, someone footing it.
- call a pro: Upstairs gutters, fascias or anything you'd have to lean out to reach: a pro with the right access equipment.

Handyman's tip. Clocks-change weekends make good reminder days: test the RCD and the alarms while you're resetting the oven clock.

Done / notes:

To book or buy:

SPRING · MONTH 4 OF 12

April

Showers and sunshine. Ground is drying out, and outdoor jobs can get going on dry days.

EVERY MONTH

- [ ] EVERY MONTH Test every smoke and carbon monoxide alarm
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH Glance at the boiler pressure gauge
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] EVERY 3 MONTHS Test the RCD at the fuse box
  Press Test, check it trips, reset.
- [ ] THIS SEASON Check paths, steps and patios for trip hazards
  Lifted slabs, loose edging, wobbly steps.
- [ ] THIS SEASON Clean patios and decking, and check decking boards for rot
  Slippery decking is a hazard. Replace soft boards.
- [ ] THIS SEASON Check garden walls for loose bricks or coping stones
  Leaning or cracked garden walls can collapse. Don't wait.
- [ ] THIS SEASON Wash windows and check frames, putty and seals
  Note anything to paint in the May to August window.
- [ ] THIS SEASON Check the loft for signs of nesting, leaks or daylight
  Daylight through the roof means a gap for water too.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Pressure-washing a patio (eye protection, and never pointed at render, pointing or people).
- DIY: Re-bedding a single loose paving slab.
- if confident: Replacing a short run of decking boards.
- call a pro: Garden wall that's leaning, bulging or cracked through: get it looked at. Don't climb on it or lean things against it.

Handyman's tip. Make a list of every outside job you spot this month. The dry months go quickly, and good tradespeople book up.

Done / notes:

To book or buy:

SPRING · MONTH 5 OF 12

May

Usually the start of the outside-decorating window: dry, mild days with good drying time.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.

- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON **Paint or stain exterior woodwork: sills, doors, fences, sheds**
  Check the tin for the minimum temperature, and don't paint if rain or dew is due.

- [ ] THIS SEASON **Check the sealant around window and door frames outside**
  Gaps let rain into the wall. Clean and re-seal on a dry day.

- [ ] THIS SEASON **Clear leaves and silt from outside drains and gullies**
  Wear gloves. Lift the grid and scoop out the debris.

- [ ] THIS SEASON **Check outside lights and sensors work**
  Dusk-to-dawn lights may need re-timing as the evenings change.

- [ ] THIS SEASON **Watch for wasps starting nests in sheds, eaves and lofts**
  Small nests in spring become big ones by August.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Sanding, filling and painting window sills and doors you can reach from the ground.
- DIY: Treating fences and sheds.
- if confident: Old paint in older homes (especially pre-1970s) may contain lead. Don't dry-sand or burn it off. Wet-sand or use a stripper, and keep children and pregnant women away.
- call a pro: Wasp nests: pest control. Don't block the entrance or spray from a ladder.

Handyman's tip. Prep is 80% of exterior painting. Scrape back to sound paint, fill, sand and prime bare wood. The top coat is the quick bit.

Done / notes:

To book or buy:

SUMMER · MONTH 6 OF 12

June

Long days and, usually, the driest weather. Good for jobs that need things to dry.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON **Clean and re-grout tiles where the grout is cracked or missing**
  Grout is cosmetic and waterproof. Gaps let water behind the tiles.
- [ ] THIS SEASON **Descale showerheads and taps**
  Soak in a descaler or white vinegar (check the finish first).
- [ ] THIS SEASON **Check washing-machine and dishwasher hoses for bulges or drips**
  A burst hose is one of the most common causes of water damage.
- [ ] THIS SEASON **Check window locks and door locks, and that keys are where they should be**
  Lubricate stiff locks with a little graphite or lock oil.
- [ ] THIS SEASON **Practise your fire escape plan**
  Who gets whom, which way out, and where you meet outside.
- [ ] THIS SEASON **Check fence posts and gate hinges**
  Easier to fix in dry ground than in winter mud.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Re-grouting small areas and descaling.
- DIY: Fitting a replacement shower head or hose.
- if confident: Replacing the washing-machine hoses (water off, machine unplugged first).
- call a pro: Electrical work in a bathroom, near the bath or shower: a registered electrician. It's notifiable work.

Handyman's tip. Re-grout before you re-seal: grout first, let it cure, then run the sealant along the joint between bath and tiles.

Done / notes:

To book or buy:

SUMMER · MONTH 7 OF 12

July

Holiday season. Good weather for outside jobs, and a reminder to leave the house safe while you're away.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] EVERY 3 MONTHS **Test the RCD at the fuse box**
  Press Test, check it trips, reset.
- [ ] THIS SEASON **Before a holiday: lights on a timer, valuables out of sight, a neighbour with a key**
  Turn the water off at the stop tap if you'll be gone a while and know how.
- [ ] THIS SEASON **Check the loft insulation is even and not squashed**
  Don't cover recessed light fittings or the electric cables with it.
- [ ] THIS SEASON **Check bottled-gas BBQ hoses and regulators for cracks**
  Follow the maker's instructions. Replace perished hoses.
- [ ] THIS SEASON **Check decking, fixings and handrails are firm**
  Loose handrails are an injury waiting to happen.
- [ ] THIS SEASON **Collect rainwater in a water butt for the garden**
  Easy to fit to most downpipes with a diverter kit.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Topping up loft insulation (gloves, mask, long sleeves, boards to kneel on).
- DIY: Fitting a water butt and diverter.
- if confident: Clearing the shed roof or garage roof: only if it's low, sound and you can work from a platform, not on top of it.
- call a pro: Any work on a fixed gas appliance, pipework or gas fire: Gas Safe registered engineer only. It's the law.

Handyman's tip. Take photos of your stop tap, fuse box and gas meter, and put them in the Notes page of this planner for anyone house-sitting.

Done / notes:

To book or buy:

SUMMER · MONTH 8 OF 12

August

Last reliable month for outside painting. Book autumn jobs now, before the rush.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON **Book the boiler service for September or October**
  HSE advises gas appliances are serviced at least once a year by a Gas Safe registered engineer.
- [ ] THIS SEASON **Book the chimney sweep if you have a working fire or stove**
  HETAS: at least once a year for smokeless fuel, twice a year for wood. Before the heating season.
- [ ] THIS SEASON **Finish any exterior painting and wood treatment**
  Allow drying time before autumn dews.
- [ ] THIS SEASON **Lubricate hinges, locks and window stays**
  A drop of oil, and work them a few times.
- [ ] THIS SEASON **Check gutters and downpipes for plants, moss or nests**
  Look from the ground. Plan the autumn clear-out.
- [ ] THIS SEASON **Clean UPVC frames and check the drainage slots at the bottom are clear**
  Blocked slots let water sit in the frame.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Lubricating and adjusting door and window hardware.
- DIY: Painting fences, gates and ground-floor woodwork.
- if confident: Re-hanging a dropped internal door: get help, doors are heavy.
- call a pro: Chimney sweeping and stove servicing: a qualified sweep or HETAS-registered installer.

Handyman's tip. Write your boiler's make and model and last service date on the Notes page. Engineers always ask.

Done / notes:

To book or buy:

AUTUMN · MONTH 9 OF 12

September

Nights drawing in. The month to get the heating and the outside of the house ready for winter.

EVERY MONTH

- [ ] EVERY MONTH **Test every smoke and carbon monoxide alarm**
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH **Glance at the boiler pressure gauge**
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] EVERY 6 MONTHS **Test the stop tap still turns**
  Six-monthly check (Met Office).
- [ ] THIS SEASON **Put the heating on for an hour before you need it**
  Find faults while engineers are less busy.
- [ ] THIS SEASON **Bleed any radiators that are cold at the top**
  Then check the boiler pressure. You may need to top it up (see your boiler manual).
- [ ] THIS SEASON **Start clearing leaves from gutters, gullies and drains**
  Keep at it through the autumn as leaves fall.
- [ ] THIS SEASON **Check door and window seals and draught strips**
  Replace any that are flattened or missing.
- [ ] THIS SEASON **Check the roof from the ground: tiles, ridge, flashing, aerial**
  Get anything loose fixed before the winter storms.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Bleeding radiators and topping up boiler pressure (following the boiler manual).
- DIY: Replacing draught strip and door seals.
- if confident: Radiator still cold at the bottom after bleeding: possibly sludge. Power-flushing is a job for a heating engineer.
- call a pro: Anything on the roof itself: a roofer with scaffold or a tower. Don't go up on a ladder.

Handyman's tip. Keep a radiator key in the kitchen drawer, and a cloth with it. You'll use it every autumn.

Done / notes:

To book or buy:

AUTUMN · MONTH 10 OF 12

October

Clocks go back on the last Sunday. Leaves fall, the heating goes on, and boilers get busy.

EVERY MONTH

- [ ] EVERY MONTH Test every smoke and carbon monoxide alarm
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH Glance at the boiler pressure gauge
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] EVERY 3 MONTHS Test the RCD at the fuse box
  Clocks-back weekend is a good reminder.
- [ ] ONCE A YEAR Boiler and gas appliance service, if not done yet
  Gas Safe registered engineer. Check their ID card and what it covers.
- [ ] ONCE A YEAR Change smoke alarm batteries (one-year battery alarms only)
  Check the 'replace by' date on every alarm, including the CO alarm. Replace alarms after about 10 years.
- [ ] THIS SEASON Turn off and drain outside taps, and fit a tap cover
  Use the isolating valve inside, if you have one.
- [ ] THIS SEASON Clear gutters and downpipes as the leaves come down
  Ground floor only from a ladder. Upstairs, call someone with proper access.
- [ ] THIS SEASON Put away hoses, garden furniture and cushions; check the shed is watertight

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Changing smoke alarm batteries and testing them.
- DIY: Fitting outside tap covers and pipe lagging.
- if confident: Clearing ground-floor gutters from a ladder: footed, at the right angle, short spells, no stretching.
- call a pro: Smell gas: call 0800 111 999, open doors and windows, and turn off at the meter if you know how.

Handyman's tip. If you have a gas boiler, fire or cooker but no carbon monoxide alarm, fit one (to BS EN 50291) in the same room as the boiler or fire.

Done / notes:

To book or buy:

AUTUMN · MONTH 11 OF 12

November

Darker, wetter and windier. Final checks before winter proper.

EVERY MONTH

- [ ] EVERY MONTH Test every smoke and carbon monoxide alarm
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH Glance at the boiler pressure gauge
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON Second gutter clear once the trees are bare
  Most blocked gutters happen after the last leaves fall.
- [ ] THIS SEASON Storm-proof the garden: secure bins, trampolines, loose panels and pots
  Check fence posts aren't rocking.
- [ ] THIS SEASON Check the heating timer and thermostat settings for winter
  Frost settings, if your boiler has them, help protect pipes.
- [ ] THIS SEASON Check outside and porch lights for the dark evenings
  Swap failed bulbs, and make sure steps are lit.
- [ ] THIS SEASON Keep air moving: open trickle vents and use extractor fans
  Drying washing indoors adds a lot of moisture.
- [ ] THIS SEASON Check loft hatches and tanks are insulated, but not the floor under the tank
  Leaving the loft floor under a cold water tank uninsulated lets warmth up to it.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Securing garden items and checking lights.
- DIY: Treating small patches of mould with a mould spray (ventilate, and wear gloves).
- if confident: Replacing a broken fence panel between posts: two people, and not on a windy day.
- call a pro: Mould that keeps coming back, or damp that spreads: find the cause. A surveyor or damp specialist (independent, not a salesperson) may be needed.

Handyman's tip. Fence posts fail at ground level. Rock each one. If it moves, a repair spur or new post now saves a fence blowing down in a January storm.

Done / notes:

To book or buy:

WINTER · MONTH 12 OF 12

December

Visitors, decorations and colder nights. Keep it safe, keep it warm, and plan next year.

EVERY MONTH

- [ ] EVERY MONTH Test every smoke and carbon monoxide alarm
  Press the test button until it sounds. No sound: change the battery, or replace the alarm.
- [ ] EVERY MONTH Glance at the boiler pressure gauge
  It should sit in the range shown in your boiler manual (often a green zone). Keeps dropping? Call a Gas Safe engineer.

This month

- [ ] THIS SEASON Check Christmas lights for damaged cables, plugs and bulbs before use
  Outdoor lights must be rated for outdoor use. Switch off and unplug at night.
- [ ] THIS SEASON Don't overload sockets, and don't plug extension leads into each other
  Electrical Safety First's advice to avoid overheating and fires.
- [ ] THIS SEASON Never leave candles unattended
  Keep them away from curtains, cards and decorations.
- [ ] THIS SEASON Going away? Leave the heating on low
  And ask someone to check the house if it'll be empty for a while.
- [ ] THIS SEASON Check pipes in cold spaces are still lagged
  Garages and lofts again: lagging gets disturbed.
- [ ] ONCE A YEAR Fill in next year's planner from the Notes and Year overview pages
  Book anything big (decorating, gutters, roof checks) early.

DIY or call a pro?

DIY · if confident · call a pro

- DIY: Checking decorations, leads and plugs.
- DIY: Bleeding radiators for the cold weeks.
- if confident: Putting up outdoor lights from a stepladder: stable ground, no overreaching, nobody leaning out of windows.
- call a pro: Burning smell, scorched sockets, or a fuse box that keeps tripping: switch off and call a registered electrician.

Handyman's tip. Write the numbers you'd need in an emergency on the Notes page, and stick the fridge checklist where everyone can see it.

Done / notes:

To book or buy:

YOUR RECORD

Notes and contacts

Who	Name and number	Last used / notes
Gas Safe engineer (boiler)		
Registered electrician		
Plumber (WaterSafe)		
Handyman		
Roofer / gutter clearing		
Chimney sweep		
Home insurance (policy no.)		
Water company		
Neighbour with a key		

Work done on the house

Date	What was done	By whom / cost / guarantee

FROM HANDYMAN PLUS VAN, SWINDON

When to call a handyman

A good handyman covers the jobs in the middle: too fiddly, too heavy or too high for a spare Saturday, but not specialist trades work. If you're not sure who you need, ask. We'll tell you straight.

Good handyman jobs

- [ ] Re-sealing baths and showers, re-grouting, small tiling repairs
- [ ] Doors that stick or won't latch, new handles, locks and hinges
- [ ] Fence panels, gates, shed repairs and flat-pack assembly
- [ ] Curtain poles, shelves, TV brackets, pictures and mirrors
- [ ] Ground-floor gutter clearing and small exterior repairs
- [ ] Decorating touch-ups, filling and painting, sills and woodwork
- [ ] Fitting battery smoke and CO alarms, draught-proofing, pipe lagging
- [ ] A list of small jobs saved up for one visit

Not a handyman job

- [ ] Anything on gas appliances or pipework: **Gas Safe registered engineer**
- [ ] Notifiable electrical work, new circuits, fuse boxes: **registered electrician**
- [ ] Roofs, chimneys, upstairs gutters and fascias: **roofer with scaffold or tower**
- [ ] Suspected asbestos: **asbestos surveyor; some removal needs an HSE-licensed contractor**
- [ ] Structural cracks or bulging walls: **surveyor or structural engineer**
- [ ] Burst or leaking pipework inside walls: **plumber**

We don't do gas or electrical work, and we'll tell you who you need.

Handyman Plus Van, Swindon

Local, insured and DBS-checked. Small jobs welcome. Save up your list from this planner and we'll do it in one visit.

WhatsApp (messages only) 07729 689420 · **Email** iancroasdell@gmail.com
Web handymanplusvan.co.uk · Swindon

Sources and important notes

General guidance only

This planner gives general home-maintenance guidance for UK homeowners. It isn't professional, legal or safety advice for your particular home, and it can't replace an inspection by a qualified person. Always follow manufacturers' instructions. If you're unsure whether a job is safe for you to do, don't do it: call a qualified professional. Laws on gas, electrical and building work differ between England, Wales, Scotland and Northern Ireland. The electrical notification rules here are for England. Handyman Plus Van does not accept liability for work carried out using this planner. Last reviewed: **17 October 2026**.

Safety statements were checked against these sources on **17 October 2026**. SOURCES.md lists exactly what each one supports.

1. **HSE: Domestic gas FAQs (Gas Safe, annual service, gas emergency 0800 111 999)**
   hse.gov.uk/gas/domestic/faqs.htm
2. **HSE: Carbon monoxide awareness FAQs (signs and symptoms)**
   hse.gov.uk/gas/domestic/co.htm
3. **Approved Document J (2022): CO alarms with new or replacement fixed combustion appliances**
   gov.uk/government/publications/combustion-appliances-and-fuel-storage-systems-approved-document-j
4. **Electrical Safety First: What is notifiable work?**
   electricalsafetyfirst.org.uk/guidance/your-questions-answered/questions/what-is-notifiable-work
5. **Electrical Safety First: Periodic inspection and testing (10 years owner-occupied)**
   electricalsafetyfirst.org.uk/find-a-registered-electrician/periodic-inspection-and-testing/
6. **Electrical Safety First: RCDs: test every three months**
   electricalsafetyfirst.org.uk/press-and-media/rcds-put-to-the-test/
7. **Electrical Safety First: Christmas lights; extension leads and adaptors**
   electricalsafetyfirst.org.uk/safety-advice/products-and-appliances/lighting/christmas-lights/
8. **HSE: Safe use of ladders and stepladders; work at height myths**
   hse.gov.uk/work-at-height/ladders/
9. **HSE: Asbestos: why it's dangerous and where it's found; asbestos FAQs**
   hse.gov.uk/asbestos/introduction/why-and-where.htm
10. **Fire Kills (gov.uk): smoke alarm testing and replacement**
    firekills.campaign.gov.uk/detect/
11. **gov.uk: Fire safety in the home**
    gov.uk/government/publications/make-your-home-safe-from-fire
12. **Met Office: Frozen or burst pipes**
    weather.metoffice.gov.uk/warnings-and-advice/seasonal-advice/your-home/frozen-or-burst-pipes
13. **Thames Water: Frozen or burst pipes; find your stop valve**
    thameswater.co.uk/help/water-and-waste-help/frozen-or-burst-pipes
14. **Worcester Bosch: Frozen condensate pipe advice**
    worcester-bosch.co.uk/heating-advice/frozen-condensate
15. **HETAS: When should I get my chimney swept?**
    hetas.co.uk/consumer/advice-hub/advice-articles/when-should-i-get-my-chimney-swept/
16. **gov.uk: Wild birds: protection and licences**
    gov.uk/guidance/wild-birds-protection-surveys-and-licences
17. **gov.uk (UKHSA): Lead: information for the public**
    gov.uk/government/publications/lead-poisoning-advice-for-the-public-and-healthcare-professionals
18. **Energy Saving Trust: Roof and loft insulation**
    energysavingtrust.org.uk/advice/roof-and-loft-insulation/
19. **Power cut 105**
    powercut105.com
20. **WaterSafe**
    watersafe.org.uk

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STICK IT ON THE FRIDGE

Home checks: year planner

Tick (or write the date) when it's done. Grey boxes: nothing due that month. Full details for each month are in the planner.

Check	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Test smoke and CO alarms												
Check boiler pressure												
Test the RCD (fuse box)												
Check the stop tap turns												
Gutters and drains clear												
Bleed radiators												
Boiler service booked / done												
Outside tap off and covered												
Alarm batteries (one-year type)												

0800 111 999
Smell gas? Call this number, open doors and windows, and turn the gas off at the meter if you know how

105
Power cut

999
Fire, or anyone in danger

Stop tap is...

Fuse box is...

Gas meter valve is...

Handyman (WhatsApp): 07729 689420

The safety lines

Gas work: Gas Safe registered engineer only. New circuits, fuse boxes, bathroom electrics: registered electrician. Ladders: short, light jobs only. Pre-2000 home: don't drill, sand or scrape anything that might be asbestos.

UK Home Maintenance Planner · from Handyman Plus Van, Swindon · last reviewed 17 October 2026 · general guidance only