

Do you know what your tenants are doing?

CANNABIS FACTORIES



Wiltshire Police and other key partners are working together to crack down on cannabis factories in residential properties.

Both within Wiltshire and the UK in general there has been a sharp increase in illegal cannabis factories. Recently identified factories have been located in suburban areas in rented accommodation.

Recent addresses in Wiltshire where cannabis factories have been discovered have had huge amounts of damage caused to the building structure and electrics. This has caused thousands of pounds worth of damage.

Those involved are committing serious offences and causing a great deal of harm to the local community. Offenders make huge sums of money by duping innocent landlords by abusing their properties. The onus is on the landlord to ensure they know what is going on within their properties. If you do not make regular checks and have a problem your insurer may say you are fully liable for the cost of any repairs.

All landlords and agents are asked to consider the following points in respect of all their properties on an ongoing basis and to contact the Police with any concerns.

- References revolve around a mobile phone number or relate to a different part of the country.
- Payments often made in cash.

- Once the rental agreement has been signed lack of contact or cooperation with the landlord.
- A marked reluctance to agree to a standing order from one account into the landlords account.
- Irregular comings and goings at different times of the day and night.
- Very short-term visitors arriving on an in frequent basis at any time over a 24 hr period.
- Regular electrical noises, soft motors or a small generator running coming from the address.
- Different smells coming from the area surrounding the property.
- Building/DIY noises at irregular times.
- Majority of curtains always drawn. Often reinforced to prevent casual observers.
- Some windows permanently open, even in cold weather.
- Dirty and sometimes condensation streaked windows. Often these are noticeable from the street.
- Locks are often changed without the knowledge of the landlord or agent.

Remember, if you suspect anything do not approach the property but contact:

Wiltshire Police: 0845 408 7000

Crimestoppers: 0800 555 111