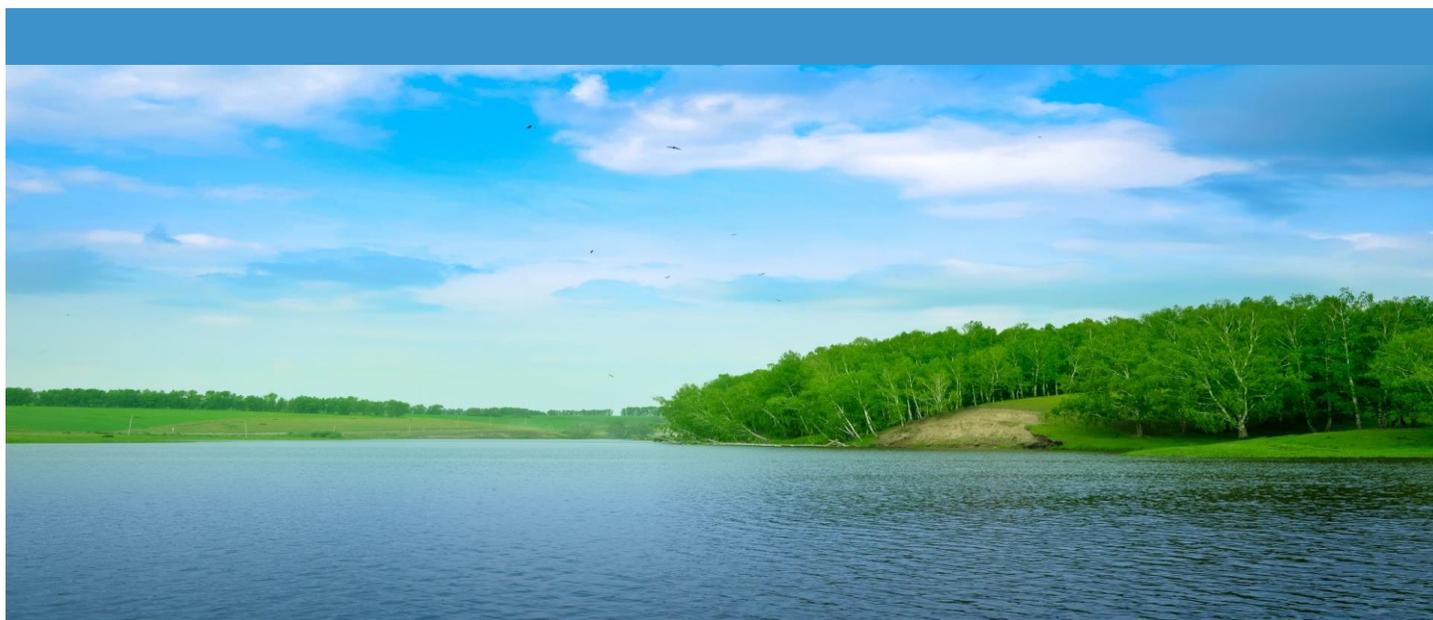


Summer Advisory 2025



With summer nearly upon us, please ensure you mow the grass if you haven't already started. Any tenants with private areas of lawn are reminded to please mow the grass regularly and keep the garden tidy. Our contractors are only contracted to manage the communal lawns and hedges.



As we go through summer, the pollen count will inevitably vary. As we live in a rural area and trees and fields surround some communal areas, please ensure you have enough stock of any hay fever medication you may need. Our contractors are now mowing the communal areas too!



We are having a busy spring, keeping our contractors busy with maintenance work picked up from the recent visits. If you see anything that needs reporting, please contact the office so that it can be added to the job list



WINDOWS

As we go through summer, please ensure that you are ventilating your homes by leaving the windows ajar (when safe to do so) to prevent condensation building up. If you have security locks/trickle vents, please use them regularly to let the fresh air circulate.

Being neighbourly

In properties with communal gardens, you will no doubt see more of your neighbours enjoying the sunshine. Why not take time to get to know your neighbours if you don't already? Please ensure that you are neighbourly at all times - don't be a litter lout if you are eating in the garden, play loud music, or smoke others out with a barbecue or cigarettes. Also, please ensure you take care with your refuse and recycling and don't leave it to other residents to sort.



EMERGENCY WHEN WE ARE NOT AVAILABLE?

May we please remind you that we have an out-of-hours emergency service, should the need arise, which can be accessed by calling the office on **01539 721626**. You will be diverted through to the member of LRM personnel on call, who will assess and prioritise the call.



If you are intending to leave your property vacant for any length of time to go on holiday, we request that you turn off the water at the main stopcock please.



SECURITY

If you're going away for an extended period, a visible build-up of post on your doormat tells burglars your home is a soft target. You may want to consider giving a key to a friend, relative or neighbour who can collect it all and store it for you until you return.

If you're spending a sunny afternoon in the garden, please listen out for anyone approaching the front of the property that you may not be able to see.

Never leave a door or window wide open that you can't keep an eye on. It's an open invitation to intruders, and even if you have a good contents insurance policy, the insurer might refuse to pay out if there was no physical break-in.



Smoke detector safety

It is a good time of year to double check that all of your smoke/heat and CO detectors are working, if you are not on a monitored system. It is a tenant obligation to change batteries when necessary.

There are about **37,000** house fires a year in the UK, the majority of which are caused by electrical equipment misuse, mainly cooking appliances. Also, we must remind everyone that smoking is not permitted in your property or communal areas. Please ensure that you only smoke outside at all times.



RECYCLING / REFUSE

Can we please remind all tenants to recycle their refuse sensibly and responsibly in the correct receptacles? If unsure, please check the following sites for advice.

www.westmorlandandfurness.gov.uk/bins-recycling-and-street-cleaning/recycling

www.copeland.gov.uk/section/waste-and-recycling

www.eden.gov.uk/bins-and-recycling/household-refuse




Lake District ESTATES[®]
Property Lettings

Finally, office news...

We have continued to expand the LDE team and have recently welcomed some new Finance staff at Kendal, along with a new Receptionist - Anna, who some of you may have already spoken with if you have had cause to call the office.

We are also recruiting for a new Health & Safety Co-ordinator, who will be assisting the department with all matters H&S, as well as keeping the whole LDE group safe and compliant.

Our Ravenglass and Eskdale Railway team are working hard to put on several celebrations this year too as it is the railway's 150th birthday. <https://ravenglass-railway.co.uk/>

We all wish you a happy and healthy summer.

