

Spring Advisory 2026



With spring upon us, it's time to start mowing the grass again if you haven't already started (and if we get some sun!) Any tenants with private areas of lawn are reminded to please mow the grass regularly, clear any winter debris such as moss and leaf litter and have a general garden tidy.



As we get towards the better weather, the pollen count will inevitably increase. As we live in a rural area and some communal areas are surrounded by trees and fields, please ensure you have enough stock of any hay fever medication you may need. Our garden team will be mowing the communal areas too.



We will endeavour to visit all properties again in the next couple of months to assess any maintenance requirements. If you see anything that needs reporting, please contact the office so that it can be added to the job list, ready for these visits.



WINDOWS

As we go into spring and summer, please ensure that you are ventilating your homes well 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 over the next few months. 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, or play loud music, or smoke others out with a barbecue. Also, please ensure you take care with your refuse and recycling and don't leave it to other residents to sort.



EMERGENCY?

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 between 5pm and 9am or on bank holidays and weekends**. You will be diverted through to the 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 recommend that you turn off the water at the main stopcock and leave your heating on, on a very low temperature (10-12 degrees), to maintain an ambient temperature in your property. Older properties especially, get cold very quickly.



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. Give a key to a friend, relative or neighbour who can collect it all and store it for you until you return. Please advise us in writing if you intend to be away for more than 7 days.

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

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



Smoke detector safety

Please continue to check all of your smoke/heat and CO2 detectors. It is a Tenant obligation to change batteries when necessary. If you have communal sensors linked to a panel then these are maintained by FTS so please do not tamper with these.

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.



RECYCLING / REFUSE

Can we please remind all Tenants to recycle their refuse and any cigarette butts safely and responsibly in the correct receptacles? If unsure, please check the following sites for advice.

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

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



Please report all faults with your heating or hot water system to us in a timely manner so that we can action a repair as soon as possible and ensure that an appropriate engineer can be made available. We will contact you automatically when your annual service is due (if gas or oil is present).

Finally, Office News

Some of you may have already spoken with Anna Dinneen on Reception at Maudlands. She is our new Office Administrator and Receptionist, replacing Claire Browne.

We have recently recruited a new Health & Safety Manager, Scott Jeffery, and he is getting out and about to sites already. Some of you will know Scott from his employment with LDE previously in roles within our Property & H&S Departments, and we are delighted to have him back on board.

Following the Property Dept restructure in 2025, Sara Williams (Lettings & Property Manager) is now based in the main office site at Maude Street. Should you need to have a chat about anything, please feel free to call in Monday to Thursday.

We have had a restructure within the Senior Leadership team, and we are very pleased to announce that Julie Litten has taken over as our CEO, with assistance from Daniel Morley as COO.

We have recently opened 'The Veg Patch' retail outlet at Ravenglass & Eskdale Railway's Dalegarth Station, and now also serve pre-booked afternoon teas on-site to enhance the experience.