

# THE LAKELAND HOUSING TRUST

36 FINKLE STREET, KENDAL, CUMBRIA LA9 4AB



## Wood Burning Stoves

Your property has been fitted with a wood burning/multi fuel stove. They are very efficient but problems arising from their incorrect operation have been brought to the Trust's attention.

### Please note:

As a result of occupiers burning wood that has not been fully dried, or putting the stoves on very low settings, there can be a build-up of acidic residue in the flue pipe. In extreme cases this can severely damage the flue pipe or cause a fire in the chimney. This is a particular problem with those stoves which have been fitted with a back boiler behind the stove and has led to the flue pipe having to be replaced as the acidic residue has eaten through it causing noxious fumes in the properties.

In order to ensure the proper operation of these stoves, it is essential that:-

- a. Only wood that has been dried for at least 12 months and properly stored should be burnt on these fires.
- b. The flue pipe should be professionally cleaned at least once a year, preferably at the beginning of winter. This is your responsibility under the terms of your Tenancy Agreement. At property inspections, Trustees will ask to see evidence that this has been done, e.g. sweep's receipt.
- c. Adequate ventilation must be provided to the room. Where a property has been double glazed, the ventilation may be inadequate, especially if any vents have been sealed. Whilst this may seem a contradiction, it is essential for the stove to draw properly.
- d. May we remind you that it is your responsibility to ensure that carbon monoxide and smoke alarms are working properly and batteries are correctly fitted.
- e. Any problem with the operation of your stove should be reported to the Trust's office immediately.

There is further information available on the internet in choosing wood best for your stove. The website as detailed below is useful.

<http://jotul.com/uk/home/choosing-the-best-wood-for-your-stove>

If you have any questions in respect of this notice, or the operation of the stove, please do not hesitate to contact us.