

THE A. T. FORERUNNER.

"NOT GREATER WEALTH, BUT SIMPLER PLEASURES."

No. 4

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The Editor,

c.o. Mr. E. W. Harris,

"St. Ive's," The Avenue.

This is the first number of the **A. T. F.** for the year, 1911, and can fitly be called its New Year Number. As is customary at this season of the year, good wishes have been flying from friend to friend, and from relative to relative. Cards have been coming and going in their thousands and even millions, bearing good wishes expressed in far prettier language than we ourselves could use, and what is better, there has been and still will be many a handshake accompanied by hearty expressions of goodwill.

Some of the greetings between friend and friend may possibly be a little matter-of-fact in their tone, because they are in the way of a "compliment returned" yet without doubt the great majority are sincere and hearty wishes for the future happiness of the recipient.

We probably consider that during the year now closing some of our near friends and relatives have suffered a little more anxiety and trouble than should have been their due, some of the greatest trials undoubtedly being the ones unmentioned as far as the lips go, but easily understood by the close friend. Even if our friend has apparently enjoyed a happy twelvemonth, our only desire is that he or she may have a repetition or an increase of their happiness during the new year.

Hence this time-honored custom, and as the mouth-piece of the Anchor Tenants "Family" the **A. T. F.** would be sadly failing in its duty if it did not express to the whole of its readers and the Estate generally, its sincere wishes for

A Happy and
Prosperous New Year.

We cannot review the history of the A. T. S. at this New Year land-mark of time, without taking to ourselves some measure of satisfaction at the progress made. We have during the past year completed and tenanted 20 houses, representing a capital cost of £5000, and we may add to this the erection of the Christians' Meeting House. We have also in course of erection 8 houses at the present time, an increase of 2 over the same date last year.

Along with this we have developed a $\frac{1}{4}$ -mile of road, planted with trees and grass margins, which with the uncompleted houses represents about £1000.

These figures have been made largely possible through our affiliation with the Federated Tenants, which was a most important step taken. While realizing that our progress in building is noteworthy, and is, logically, the initial work upon which all else depends, a far greater work of serious importance, is quietly making itself felt in the individual activities of the tenants and those connected with them. During the past year we have formed as off-shoots of the parent society, Saturday Concerts and Lectures; a small library; Debating and Choral Society; and a League, which being political, can hardly take its place among the foregoing. Much, however, remains to be done and the advent of a new year opens up for us possibilities which may develop into accomplishments before the year is dead. The first thing for every tenant to try to realize is the fact that he is a unit of this Society, and not speak or think of the Society as apart from himself. This realized, he will perceive the Society is aiming for far greater ideals than building model dwellings, as important as that may be. We must have Cricket, Bowling and Tennis Clubs formed. A Swimming Bath is too much to hope for so early perhaps. We ought to have a Reading Room and a good Library, and might it be mentioned, also have a Journal, run by the Society and controlled by a board of tenant members. We need to have better facilities for the recreation of the children. We want a Gymnasium, but this too, may be out of reach. Educational advantages we must have, and much may be accomplished for another winter. There is work done behind us, much more lies before us. All coats off.

REPORTS.

MONTHLY MEETING.

The usual Monthly Meeting was held in the Institute on December 15th. In the absence of Mr. Groome, Mr. Hibbett was voted to the chair, and he presided over a fair attendance. In the course of the monthly report the Secretary informed the members that all was clear for proceeding with the next development of the estate, towards which a further £2,400 had been advanced by the Federated Tenants.

The Seed Committee was elected, and it was announced that every care will be taken to obtain a better quality of seed than hitherto.

Mr. Mann's resolution followed which read: "That all permanent improvements made to property shall be charged into the rent on the same basis as the original cost." The mover based his argument upon two points: first, the internal cleaning of property, which is regulated by one of the rules of the Society. This says in effect that all periodical internal cleaning shall be borne by the tenant. Mr. Mann would have it that the cost of internal cleaning should be met by an estimated percentage charged into the rent. He realized the difficulty of altering the rule. His second point relates to external and internal improvements. He considered the present method of out-and-out payment by tenants to be a mistake both for the society and for the tenant. That while the society only part owned the property awkwardness with new tenants cannot always be avoided. Then the case of the poor tenant, it surely could not be more difficult for a tenant to pay a percentage of a penny or so per week in his rent than it could be to pay cash down.

Mr. Goodman seconded, and referred to the cost of moving in which was large, owing to the distance and numerous extra expenses. Much discussion followed. Mr. Freeman supported the resolution, but desired that only the correct percentage should be charged. He objected to paying recurrently any more than he was justly entitled to do. Mr. Beamish was against the resolution, and preferred to wait until he could pay for the improvement right out. As to whether he would lose if the necessity for vacating the house arose, he was prepared to take the responsibility. He would not expect the society to take responsibility for his ideas of improvements, which, to a new tenant may be objectionable. Mr. Gilliver thought the case could be met by giving the tenant the option of purchase. Mr. S. Wilford thought some limit of cost of improvement was necessary so that rents should be kept down as much as possible. Mr. Parker wondered what difference would be made to the rates with the extension of rents through improve-

ments. An amendment was moved to refer the matter to the consideration of the G. C.; Mr. Mann agreed, and the meeting closed.

HUMBERSTONE SOCIALIST LEAGUE.

The first public Meeting of this League was held on Sunday afternoon, and was largely attended, the Institute being well filled. The Secretary, Mr. Winterton having announced that the purpose of the League was twofold, comprising the study, as well as the propagation of Socialism, the President, Mr. Gilliver gave a short address on the League objects, which were mainly the study of Socialism, and creation of socialist opinion in the district.

Then followed Mr. T. F. Richards, Ex. M.P., with a speech which contained many good points and telling arguments. Several of those present afterwards made short speeches, one pleasing feature being the high moral plane upon which they based their Socialism, considering it to be the logical outcome of their Christian faith.

Items of Interest.

We wish Mr. J. Rowlett every success in the scheme for making the lads useful, and are certain that our already handsome estate will be beautified thereby.

Wanted.—Volunteers to assist the roadman in his labors. Seven miles of road to beautify. Full time and old age pensions guaranteed. Splendid opportunity for exercise. Don't "brush" it lightly aside.

There is every evidence that we may be expecting shortly our well-to-do neighbours. We trust their coming will prove mutually beneficial from every standpoint possible.

We hope the children's confidence in Santa Claus will not be shaken by his inability to keep his moustache from wandering. Santa has our deepest sympathy for had he opened his mouth for any purpose whatever, his hirsute adornment would undoubtedly have disappeared.

Sincere thanks to Mr. Kirton and the members of the S. S. C. who so ably furnished and decorated the Institute for the festivities.

It is interesting to note the continued increase in Garden Cities. The latest is the one at Ruisly Manor, near London, which will cover an area of 1300 acres, with sites for factories quite separate from the residential portion. It has 3 miles of frontage to road.

"Pomeranian."—From your "doggerel" we take it that you have some little grievance against the canine residents on the Estate. We agree with you that they are somewhat out of tone when holding their nocturnal concerts, but we are hoping that for the future, tenants desirous of midnight protectors will endeavour to "curtail" the "breed" of any "growling" from their neighbours by doing their best to harmonize the voices of their darlings.

The cinder paths leading to the Estate have certainly been of great benefit this winter and much appreciated, but what is sadly needed is a solid crossing of some kind from causeway to causeway in Keyham Lane. Perhaps the authorities will kindly take note.

Make a note of the Concert on Saturday, January 21st, in aid of the funds of the Choral Society. Mr. Philpott has secured exceptional talent. Tickets, 3d. each.

CHRISTMAS FESTIVITIES.

The Senior's Party on Christmas Eve was opened by a seasonable Concert given by the Choral Class. A number of part songs and carols were rendered by the choir. Two pieces were ably sung by a double quartette of male voices, and the solos by Mrs. Purdy and Messrs. Riley and Philpott were heartily appreciated. It was decided to make a collection towards the expenses of the Children's Party. After the concert, light refreshments were partaken of and games indulged in. Promptly at midnight, the party formed themselves into a choir and making a detour of the estate, Christmas Day was fittingly ushered in by the rendering of time-honored carols and melodies at several different points.

On Wednesday Evening, the Institute, so gaily decorated, was scarcely large enough to hold the crowd of juniors who had come together for their annual Christmas Party. Besides over 60 children, there was a fairly large company of parents who had brought their little tots to receive their presents from Santa Claus. The Christmas tree which was over 8 ft. high was heavily laden. Games of a homely character were indulged in followed by refreshments. Then Santa Claus made the hearts of the children glad by his distribution of the free gifts.

On Thursday Evening, a Whist Drive was held to aid the finances of the Choral Society. The Institute was crowded with a hopeful company of whist players. Twelve tables were used and the prizes were won by Mrs. Warner and Mrs. Wilford, and Messrs. Morris and Murby.

On New Year's Eve, the Lord's Day School Anniversary tea was held in the Meeting House. Besides teachers and friends some 50 scholars sat down to well-spread tables. At 6-30 an open Concert was given entirely by the children, comprising solos, duetts recitations, piano and violin solos. A number of the parents were present and evidently appreciated their efforts. At the close each scholar was presented with a New Year memento.

Residents on the Anchor Tenants Estate READ THIS.

We all desire to increase the facilities

FOR OUR SOCIAL WELFARE!

AND FOR OUR CHILDREN'S EDUCATION!

The way to do this without increasing the cost of commodities to the purchaser, is by trading with the Social Service Committee whenever possible.

OUR AGENTS ARE

Mrs. GOODMAN,
"Holyoake,"
Keyham Lane.

Who can supply
GROCERIES, HARDWARE,
SWEETS AND SUNDRIES.

Mr. PARKER,
"Windermere,"
Keyham Lane.

Who will meet your requirements for
COAL, FRUIT, EGGS, MILK, MEAT.

Pattern Books for
LADIES' COSTUMES, MEN'S AND BOY'S
CLOTHING, ETC.,
may be seen on application to
Mr. MORRIS,
"Ashleigh,"
Keyham Lane.

Who will be pleased to receive your order, and take
your measure for any garment required.

Mr. FREEMAN,
"Killarney,"
Keyham Lane,

Will Sweep your Chimneys at your
convenience when required.

And last but not least important, a small **SAVINGS BANK** will commence with the New Year. For information regarding which apply to the Secretary, Mr. Jays, Mr. J. S. Wilford, or any member of the Committee.

Help to develop the Social Life of the
Estate by trading with your Social
Service Committee.

Gardening Notes.

During the long spell of wet weather we can scarcely think of practical gardening; because it is best left till workable. Still there are several things we may do, such as getting edgings and paths in order, also our tools and spades to over-haul, sharpen and clean, etc.

By the way, if anyone has not yet tried this method of keeping their tools clean, especially the spade, allow me to recommend a trial. Simply wash and dry well, then rub over with an oily cloth each time after use, and you will soon have a tool that will be a pleasure to work.

All who wish to grow a few large unions for exhibition purposes, and have a greenhouse at their disposal, should sow a few seeds very thinly in a box on the 10th of January, at a heat not exceeding 54 degrees.

I believe I have the honour of telling you a secret. We are to have a Rockery in connection with the Bowling Green. If anyone, after their usual rearrangements, should have any specimen rocks or rock-plants to dispose of, they will be very acceptable and may be handed over to Mr. J. Rowlett. —T. R.

SELECTIONS FROM NEW YEAR CARDS.

Just wealth enough to give and spare,
Just health enough to banish care,
Just friends enough—steadfast and true,
What more want I?
What more want you?

There is no gladness like remembering friends and
wishing them the joy that New Year brings.

The hand that made the fields so gay,
And scattered flowerets in thy way,
Bids thee hail a fairer morrow,
And never, never brood o'er sorrow.

Old times may alter and changes befall,
But old friends are old friends in spite of all.

Saturday Evening Concerts.

THE SOCIAL SERVICE COMMITTEE
have arranged the following:

- January 7th,—Mr. Langley and Party.
„ 14th,—Mr. Tipping and Party.
„ 21st,—Mr. Philpott and Party.
„ 28th,—Mr. Ellson and Party.

Letters to the Editor.

CORRESPONDENCE INVITED.

Letters to the Editor need not be signed. Writer's name and address must accompany letters, but will not be published unless required.

Dear Sir,—I have read your latest A. T. F. with interest, and would like to make a suggestion, if such may be allowed from an outsider. I would recommend you A. T.'s to consider either the question of erecting a regular boarding house on the estate, or to arrange for those tenants, who could and would, agree to take in boarders. No doubt many would gladly avail themselves of the chance of spending a few days in such a spot at any time during the year. For even in the winter with chapel, social meetings, etc., with not many yards to walk for either when one once arrived at Anchorville. A week-end from Saturday tea to Monday after breakfast, would be a rare change; rest, for mind and body, without great expense. As soon as the visitors grew sufficiently numerous you could then erect and run a regular boarding house which could be made popular and profitable. Then also, you could easily arrange to convey week-enders from car to Anchorville at 4 p.m. Saturday, and back at between 8 and 9 a.m. Monday. Kindly take the foregoing for what it is worth.

Yours truly, I. JESSE.

Dear Sir,—I notice with pleasure there is one gentleman who has planted an apple tree in the centre of his front lawn. This idea is worthy of consideration because it has the double advantage of being ornamental and profitable; of course, a little judgment is essential to see that you get good, sturdy, upright growers, then, with the usual pruning, success may be expected. There appears to be grave doubts in the minds of many of our tenants, as to whether this is a wise thing to do; they think it is tempting the boys to pilfering. But personally, I believe the future teaching and training of our children will be of such a character that they will not only scorn such an idea, but will make them act as keen detectives and constables, if they should see any other boys dare to do anything which would be to the detriment of the estate which they will feel so proud to protect.

Yours truly, RUFUS.

Notices.

CHURCH OF CHRIST.—A Public Meeting will be held on Wednesday, January 18th, at 8 p.m. in the Christian's Meeting House, when Mr. A. Mann will deliver a Lecture. Subject: "The Church of Christ; What is it? Can it be found?" Questions and discussion invited.