

THE LINK

The Official Organ of the Humberstone Garden Suburb

"NOT GREATER WEALTH, BUT SIMPLER PLEASURES"

No. 100

January, 1997

The committee would like to wish all tenants a happy and prosperous New Year.

The Old Garages Compound.

Now that the old garage compound facing the bottom of Fern Rise has been cleared, levelled and 4 inches of hard-core laid, it is now available to tenants for the parking of caravans.

Also, if any tenant would like to erect a garage on the site, the committee would have no objection. All requests for the allocation of space to be made in writing to the secretary. The cost will be 50p per week for each plot.

A planting area has been provided along the inside of the fence on Laburnum Road. Our intention is to allow tenants to donate small trees or shrubs to be planted in this area in memory of relatives or past tenants. We intend to keep a plan of this area and to make it available at quarterly meetings etc.

If you wish to participate, then please apply, in writing, to the secretary. As space is limited, not all request may be approved.

Gas Appliance Testing

We are running slightly behind with the testing of Gas appliances for which the Society is responsible. This is mainly due to a change in the interpretation of the regulations. The contract for the work has now been awarded to



The top of Lilac Avenue looking towards Keyham Lane from 1910. It clearly shows the 'posts and 3 strands of wire' fencing around the properties, but it looks bare without any of the trees.

Sid Carter and he will be making arrangements to gain access to perform the tests in the coming weeks.

The committee would like to remind all tenants that it is their responsibility to ensure that any gas appliances that they own are serviced regularly.

Keeping in

Touch

For those that do not know, the Society holds a shareholders meeting four times a year! The committee are very disappointed at the poor attendance by tenants at these meetings. They give you a chance to express your feelings about decisions made by the committee, and give us a chance to explain what led us to make that decision. If we get no feedback, then we must assume that we are doing an acceptable job.

When the Society was first started, an monthly newsletter called the 'A. T. Forerunner' was used to inform Tenants of events. The first edition was October 1910. This ran for 18 months and was succeeded by 'The Link'. The first edition was published in April 1912. Why that particular name was chosen is not clear, but it must be a good one as the City Council use it for their newsletter.

In producing this newsletter, the style of the original 'Link' journal has been used as far as possible.

Year End

The 31st of January sees the end of our financial year. Will all tenants please ensure that any debts to the Society are fully paid up by this date. (This includes house rents) In view of recent large solicitors bills, the committee have decided that any legal costs incurred in recovering overdue rents will be passed on to the offending tenant. As in previous years, any outstanding debts will be shown as such on the Societies balance sheet.

Structural Alterations

It has come to the notice of the committee that some tenants are carrying out structural alterations without their knowledge or permission. We all like to think of our homes as our own, and treat them as such, but may we remind all tenants that any alterations to the property **MUST** have committee approval **BEFORE** any work is started.

If appropriate, a plan and the name of the contractor carrying out the work should accompany the application. It is very rare for an application to be refused, so please keep the committee informed.

Share Pass Books

Your share passbooks are now required for their annual audit. Will you please make sure that all your share passbooks are handed in to the secretary as soon as possible. Thank you.

Direct Debits

Direct Debiting is a simple, inexpensive and convenient way of paying your rent by instalments. In order to obtain the maximum benefit and help to keep rents as low as possible, the Committee invites you to sign an Instruction to your Bank/Building Society authorising them to pay variable amounts from your account at our request. This means that there will be no need for us to trouble you to sign a fresh authority whenever the amount changes,

although you will continue to receive annual advice of the amounts due in the normal way.

Payments will be collected on, or about, the 15th of each month. This will usually start on 15th of the month following receipt of your application. Your first payment, and the first payment of subsequent years, may be slightly different to take into account the odd pennies lost or gained due to rounding the monthly amount to whole pence. Following monthly payments will be of equal amounts. To calculate this amount, multiply your weekly rent by 52 and divide the result by 12.

Other Benefits to You

- No worries about remembering to pay at the right time.
- No need to write out and post cheques.
- No waiting in for the rent collector to call.
- Possible reduction in bank charges.

Guarantees from the Committee

- Direct Debits presented to the bank account named in your Instruction will only be for rent instalments advised to you at least 14 days in advance of the first day of payment.
- In the unlikely event of Direct Debits being presented in error, you can obtain an immediate refund from your Bank/Building Society.
- You may cancel your Instruction at any time by notifying your Bank/Building Society and advising the Committee accordingly.

What you have to do:

Please complete and sign the enclosed Instruction form (please leave section 5 blank) and return it to the secretary as soon as possible.

Sub letting

The committee would like to remind tenants that, as per rule 70 (2), sub letting is not permitted without prior permission
