

THE LINK

The Official Organ of the Humberstone Garden Suburb

“NOT GREATER WEALTH, BUT SIMPLER PLEASURES”

No. 109

November 2000

Quarterly Meeting

The quarterly meeting will be held on December 5th 2000 at the Church Hall, Laburnum Road, at 8pm. Join the committee before hand for coffee and mince pies. A special meeting has been called after this to discuss next a proposed rent rise.

Contractors

Tenants needing work done are asked not to go directly to contractors. A letter should be submitted to the secretary at the office. Unless the job is considered to need immediate attention, it will be dealt with at the Wednesday meeting by the management committee. Urgent jobs should be reported to the office on 0116 276 0767 (telephone messages are redirected so can be dealt with immediately).

Rent collection

As from 1st February 2001 the Monday morning rent collection will cease. The office will be open as normal each Monday evening from 6.30-7.00pm for anyone wishing to pay cash. To pay by direct debit please contact the secretary to obtain the relevant form (leave a message on the answer phone).

Rent Rise

As you may know, a special meeting has been called to follow the December quarterly meeting to discuss and vote on a rent rise.

It is now several years since the last rise in rents and, since then, the costs of maintaining the estate are increasing. As well as the usual painting scheme a program for replacing all old wooden and metal windows with new, plastic, double-glazed ones has begun. Chestnut Avenue, Lilac Avenue and part of Laburnum Road are complete. It is the committee's wish to press ahead with this program, but in order to do so, more funds are require as this is an expensive process. This has resulted in the deficit over the last three years.

Due to these losses the reserve fund has been depleted to such an extent that the accountants have advised members that we must endeavour to rebuild it by making a surplus in the next financial year.

These are the main reasons for the committee asking you to approve a rent rise. The alternative would be to drastically reduce the maintenance work carried during the coming year, which is something they would all wish to avoid.

Tenant Eviction

Although an unpleasant task, the management committee felt it necessary to evict a tenant for persistent non-payment of rent this year. Whilst they do not like to take this course of action, the committee were not prepared to accumulate high solicitor's fees when constantly having to chase a tenant for rent. They felt it

unfair to other shareholders who are in the long run paying this bill.

Key System

If you are leaving a key for work staff to gain access to your home, please ensure that you hand it in at the office. The key is given a reference and must be signed for before work staff can take it away. This way we know who has the key at any given time. If you hand keys directly to work staff you will bypass the system and Anchor Tenants cannot be responsible should it get lost.

Maintenance staff

Mr Woods and Mr Evans are currently removing all the old rediffusion cabling and Ionica dishes. Should they need to gain access to a property, they have the committee's approval to do so. This is also the case with any other jobs that are necessary to maintain a property. Please do not prevent them from carrying out their duties. Tenants should also be aware that the work staff should not carry out any work on tenants' outbuildings. Neither is it Anchor Tenants responsibility to remove lean-to roofs if access is required.

UPVC Windows

With many tenants wishing to remove newly installed windows (eg. for an extension or patio doors) the committee have agreed that compensation will be sought. The full price of the window will be charged less 10% for each year that the window has been in place.

Family Announcements

Condolences went to the family of Mr George Hurst of 2 Fern Rise who passed away in August.

Two new tenants have been welcomed on to the estate:

Mr Highfield and his family are due to move into 24 Lilac Avenue in December.

Mr Ridgway has taken on the tenancy at 7 Chestnut Avenue.

Congratulations to the tenants at 63 Laburnum Road who tied the knot in September at the United Reformed Church, they are now known as Mr & Mrs Tuttle!

Nominations for committee

As there are two committee members due to retire in the year 2001 nominations should be handed to the secretary at the start of the December meeting. Please use the form at the bottom of this page.

NOMINATION FOR COMMITTEE (TEAR OFF SLIP)

I HEREBY NOMINATE MR/MRS

OF AS A COMMITTEE MEMBER.

SIGNED.....

PRINT NAME