

THE LINK

The official organ of the Humberstone Garden Suburb

"NOT GREATER WEALTH, BUT SIMPLER PLEASURES"

No.112

July 2002

SHAREHOLDERS MEETING

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|--|
| Tuesday August 8 th 2002 8pm United Reformed Church |
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WELCOME

New tenants to welcome to the estate in recent months are:

Mr & Mrs Peel to 71 Laburnum Road, Mrs Peel is the daughter of Mr & Mrs Hargrave of Fern Rise.

Mr & Mrs Pierce to 39 Laburnum Road Mr Pierce is the son of Mr & Mrs Pierce, also of Laburnum Road.

Mr & Mrs Bagnall to 8 Fern Rise, Mrs Bagnall is the daughter of Mrs Parker of Keyham Lane.

We hope they are very happy on the estate.

BACKWAY

Please can tenants now make sure they adhere to the one way rule. Untaxed and uninsured vehicles should be removed as these are not allowed on the estate.

LABURNUM HALL

At the end of the tenant's contract the committee are planning to take on the use of the hall for local residents. Please feel free to let us have your ideas and wishes for its future use.

DIRECT DEBIT

Due to the costs involved collecting rent, where tenants pay by cash or cheque, an administration charge will be made from next year. It currently costs Anchor Tenants £33.28 per year to collect from a tenant that pays by

cheque every week. Direct debit costs are £5.40 per tenant per year. Direct debit forms can be obtained from the office.

TENANT COMMITTEE CONTACT

All contact with the committee should be in writing, do not approach committee members. Whether you have a complaint or a request, no committee member can act on his or her own. Please put it in writing and post to the office. Similarly, with the maintenance staff, please do not seek them out. Contact the office:
Hours 9.30am – 12.00pm (Monday to Friday)
If you cannot make it to the office please leave a message on the answer phone, do not visit the secretary at home.

Office Telephone 0116 276 0767

GARDENS

Things to remember:

Conifers - Do not plant on borders or close to properties. **Ivy** - Please do not grow it. **Security lights** - Make sure they only shine in your garden

A MESSAGE TO ALL CHILDREN

Please can you try to respect other people's property and gardens. Many of our older residents get nervous when they have people running in and out of their gardens. Please think before playing ball games outside other people's homes.

WATER METERS

After recent requests to install water meters, the committee would like everyone to be aware that the fitting of these is not permitted on the estate. It was felt that to fit a water meter at a property would be unfair on any future tenants as once installed, these devices cannot be

removed. After much research, it has yet to be proven that your water would be any cheaper anyway.

GUNS

Following a couple of incidents in recent months involving air rifles, the management committee would like to stress that a ban of all types of gun is in force on the estate.

NEXT PAINTING PROGRAMME

Residents of Fern Rise should be aware that they are next in line to be externally decorated. If you are thinking of decorating inside, please check that any windows that are due to be replaced will not be affected by sash box removals etc.

HOUSE EXCHANGES

Although the committee no longer allow tenants to move into empty properties they have no objection to tenants exchanging amongst themselves. A list is being compiled at the office with details of any tenants that would like to move. Anyone wanting their names adding to the list should send details of the kind of property they would like and what they are currently living in. The list can then be displayed on the notice board and at quarterly meetings.

CENTENARY PARTY

Many thanks to all involved with the party, both organisers and attendees. A good time was had by all and the weather held off for us too. Opposite are a few excerpts from the thank-yous received from satisfied customers (sorry we cannot fit them all on but they will be available at the coffee afternoon)

COFFEE AFTERNOON AT THE CHAPEL

Prizes will be awarded for
the centenary day treasure
hunt and fancy dress

18TH AUGUST 2002 2.30PM - 4PM

Come and compare photos
(please have them in albums to

Centenary Mugs - Please visit the office if you have yet to receive yours.

YOUR COMMENTS

Sheila Brown

*"I really enjoyed it and
loved to see many
childhood playmates"*

Daphne Mellor

*"Splendid effort, everyone
enjoyed themselves"*

Betty & Peter Thompson

*"A memorable occasion, a weekend we
will never forget, Well Done!"*

Joan Gregory

**"Many thanks and
congratulations to all"**

Jack Seal

"Many, many Thank-yous"

ENID SHORE

*"Big success & lovely to
see so many old friends"*

Iris & Eric Gaten

*"Months of hard work resulted in a very
special occasion"*

Lilian Shaw

"WONDERFUL SHOW"

Shaun Smith

*"I had a
great time
as I think
everyone
did"*

Helen Hill

"....cake tasted good"

HARGRAVE FAMILY

*"...look
forward to next
bash"*

Anchor Tenants Limited

Registered under the Industrial and Provident Societies Act, 1965

CIRCULAR

July 2002

Reminder of Tenants' Responsibilities

Please find below excerpts from the 'new tenant' form outlining their responsibilities. The management committee would like to remind everyone that these rules apply to them.

1. No business to be carried out on the premises.
2. Access to the premises is to be permitted to an agent of the committee at any reasonable time.
3. Please keep the property in good order. Gardens must be kept clean and in proper order. Where evergreen conifers are planted on boundaries, their height must be restricted so as not to cause annoyance to neighbours. Standard trees must be at least nine feet, bush trees six feet and small bushes at least three feet from the house or next garden.
4. If any repairs are required, a letter must be sent to the Committee via the Secretary. Please do not approach the maintenance staff. In an emergency, please contact the office, answerphone messages are redirected.
5. Any structural alterations you wish to carry out at your own expense must be first agreed by the Committee, who will require a copy of the plans and the name of your builder. The Committee also need to be informed about the erection of fences and outbuildings etc.
6. If you remove a fireplace, or wall tiles, any repairs to the plaster will be your own responsibility. An air brick must be fitted in a bedroom if the fireplace is bricked up.
7. The appropriate tradesman must do any electrical, gas, plumbing or building work you have carried out at your own expense.
8. Repair or replacement of side gates or outbuildings are not the responsibility of Anchor Tenants Ltd except in the case of elderly residents where a small charge may be made.
9. Damage to windows and doors etc. caused by attempted burglaries or accidents should be covered by your own contents insurance policy
10. No responsibility is accepted by Anchor Tenants Ltd for additions to the fabric of the house such as central heating systems, storage heaters, storm porches, lean-tos, conservatories etc. This applies whether items are fitted when you take on the tenancy or you install them yourself.
11. Tenants with use of the Backway should be aware that there is a one way system in operation. Vehicles enter from the Laburnum Road gate and exit on Chestnut Avenue. Your garden access to the Backway should be kept tidy. Untaxed/uninsured vehicles should not be parked here.