

THE LINK

The official organ of the Humberstone Garden Suburb

"NOT GREATER WEALTH, BUT SIMPLER PLEASURES"

No.114

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REPAIRS

The committee have decided to tighten up the repairs procedure and to this end have compiled a booklet informing tenants exactly who is responsible for what in our properties. What action tenants and Anchor Tenants are to take in the event of a repair being required are also outlined. Your copy of the booklet will be delivered with this Link.

COLLECTIONS FOR PAST TENANTS

It has become increasingly difficult for tenants to make a collection on the death of a neighbour. The management committee have therefore decided that Anchor Tenants will make a donation of £50 to the charity of the deceased family's choice.

CENTENARY MUGS

Now being sold for £3 each as we still have a few left. For those who didn't buy enough, bring your money to the office.

NEW OFFICE OPENING HOURS

Opening hours are 9.30am – 12.00pm, Wednesday to Friday. Rent collections will remain on a Monday evening 6.30pm-7pm. If you cannot make it to the office please leave a message on the answer phone.

Office Telephone 276 0767

ASBESTOS

In recent months the committee have been involved with a few incidents involving asbestos. Many tenants will be unaware of the problems involved with asbestos and may not even know that they have it on their property as many sheds and garages are made from it. If in doubt contact the council helpline on

Tel: 252 6339

COMMITTEE WALKABOUT

The management committee will be making their annual inspection of the estate in the next few weeks. Please can tenants ensure their gardens and properties are neat and tidy. They will also be looking out for tenants found to be parking on the pavement and grass verges. Apart from it destroying the grass and making our estate an eye sore, it is also dangerous for pedestrians.

NEW DOORS

The management committee ask that tenants stop requesting new front and back doors. The priority at present is to get all windows on the estate double glazed. Once this programme is complete, the committee will then look at door replacements.

RENT INCREASE

As voted on at the AGM, all rents will increase by £1 this year from 4th August 2003. Further increases of £1 per year will then be effective from the beginning of the next four financial years.

DIRECT DEBIT

Not made the move to direct debit yet? Ask for a form at the office.

DOG OWNERS

The committee would like to remind all dog owners that it is their responsibility to ensure that their pet does not stray into neighbours' gardens. Please ensure that your property is securely fenced.

RENT ARREARS

If you are having difficulties paying your rent, contact the committee immediately. They will have no hesitation in taking tenants to court over outstanding rents.

SECURE YOUR PROPERTY

We have been advised that in several places on the estate access is being made across neighbouring gardens. Can tenants please try to secure their property to prevent unwanted visitors around our homes.

REMOVING WINDOWS

If, for whatever reason, you are proposing to remove a double glazed window fitted by the estate, you should be aware that compensation will be sought. It has been policy for some time now to charge a proportion of the windows original cost at the rate of 10% for each year that the window has been in place. Thus, if a window is more than 10 years old, there would be no charge. You should also ensure that the installing company is Fensa registered. Anchor Tenants do not allow unapproved installers to work on their properties.

THANK-YOU

Mrs Janet Goodwin would like to pass on her sincere thanks for the retirement gifts presented to her in April. She said 'It was a surprise, the flowers were lovely and the garden vouchers will be put to good use!'

SPARE LAND

Following various ideas for the use of spare land around the estate the committee would like to call on tenants for their ideas. Plans were drawn up for the area that was occupied by Laburnum Nurseries. However, due to access problems these plans were not viable. It was also suggested that this area be left to nature and tenants be allowed to plant memorial trees. If you are interested or have any other ideas please contact the office.

NEW TENANTS

We would like to welcome the following tenants:

Mrs Price to 20 Chestnut Avenue

Mr Towers to 30 Chestnut Avenue

Mrs Williams to 24 Lilac Avenue

May they enjoy their time on our estate