

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

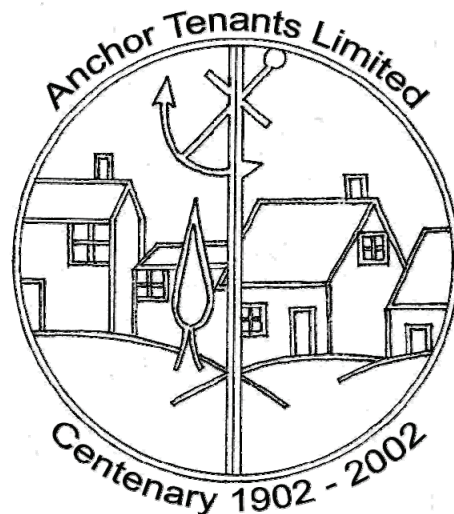
Quarterly Meeting Agenda

The quarterly meeting of the above society will be held in **Laburnum Hall, 55 Laburnum Road on Wednesday 12th December 2007 at 7pm** to transact the following business:-

- Propose and second the minutes of the previous quarterly meeting
- Matters arising from the minutes of the previous quarterly meeting
- Chairman's report
- Upgrade of Tenancy (see note overleaf)
- Nominations for committee
- Appointment of Scrutineers (if required)
- General Business

Susan Swann (Mrs.), secretary.

Come along and enjoy a glass of wine and a mince pie this festive season.



Agenda Note

Upgrading of Tenancies

The changes in the 1996 Act make it easier to set up a shorthold tenancy and quicker and simpler to evict tenants who fail to pay their rent or cause a nuisance and annoyance to other local people.

A tenancy will **not** be an assured or shorthold tenancy if the tenancy began before 15th January 1989.

What are the main differences between an assured and a shorthold tenancy?

If let on a shorthold tenancy, the landlord can regain possession of the property 6 months after the beginning of the tenancy, provided that the landlord gives 2 month's notice that they require possession.

If let on an assured tenancy, the tenant has the right to remain in the property unless the landlord can prove to the court that there are grounds for possession. The landlord does not have automatic right to repossess the property.



**The committee and staff would like to wish
you all a merry Xmas**

Nominations for Committee

I hereby nominate Mr/Mrs/Ms/Miss.....

Of.....

For the vacant committee position

Print name..... Folio number.....

Signed.....

This nomination must be handed to the secretary immediately prior to the start of the meeting.

Housing List

Pos	Name	Pos	Name	Pos	Name
1	Mr Jamie Steel	55	Mr Andrew Fraser	109	Miss Rebecca Highfield
2	Miss Holly Pierce	56	Mr David Mee	110	<i>Miss K Scott</i>
3	Mr Leigh Mitchell	57	Mrs T Scott	111	<i>Mr K Reynolds</i>
4	Mr Stephen Mellor	58	Mr S J Jordon	112	Miss Louise Franklin
5	Mr J G Smith	59	Mrs J Pawley	113	Miss Laura Franklin
6	Mrs Patricia Tams	60	Mrs Gail Frith	114	Mr Sven Sanders
7	Miss Denise Cook	61	Mr Andrew Christie	115	Miss Jennifer Medcalf
8	Mrs Tracey Scull	62	Mrs Vivienne Burchnall	116	Miss Anna Osborne
9	Mr Nicholas Walker	63	Mr John Woolley	117	<i>Mr C Jones</i>
10	Mr Keith Hollis	64	Mrs Deborah Thorsby	118	Miss Helena Small
11	Mrs Chloe Harsant	65	Mr David Vernon	119	Miss S Litchfield
12	Mr Mark Brookes	66	Mrs Christine Hill	120	Mr A. D. Litchfield
13	Mr Derek Evans	67	Mrs C Manning	121	<i>Miss K Hawryliw</i>
14	Miss Amanda Garner	68	Mr Michael Highfield	122	<i>Miss M L Doucet</i>
15	Mr Nicholas Gaten	69	Mrs Sally Rigley	123	<i>Miss A Reynolds</i>
16	Mr Ian Small	70	<i>Mr Matthew Gaten</i>	124	Mr N J Malone
17	Mr Michael Hollis	71	<i>Mr Ross Proud</i>	125	<i>Miss L Pierce</i>
18	Mr C Shaw	72	Mr Mark Cooper	126	Miss S M York
19	Mr Graham Williams	73	<i>Mr Jacob Cooper</i>	127	Mr Lee Towers
20	Mr B Garner	74	Mrs Lesley Lockett	128	<i>Mr A Hargrave</i>
21	Mr Jamie Hargrave	75	Mrs Julie Leech	129	Mr R Green
22	Mr K Deacon	76	Mrs Julie Rennie	130	<i>Mr B L Gaten</i>
23	Mr Michael Haddon	77	Mrs Margaret White	131	Mr Robert Medcalf
24	Mrs Valerie Adams	78	Miss S Litchfield	132	<i>Mr Steven Steel</i>
25	Mrs Jane Goudy	79	<i>Mr G Litchfield</i>	133	<i>Mr Connor Snow</i>
26	Mr Scott Gaten	80	Miss Sarah Busko	134	<i>Miss D Pierce</i>
27	Mrs Angela Murray	81	<i>Miss Symone Creese</i>	135	Mr James Hammond
28	Miss Claire Highfield	82	Miss Nicola Mason	136	Mr Richard Woolley
29	Mr Stewart Small	83	Miss Selina White	137	Mr Nicholas White
30	Mrs Deborah Brookes	84	Mr Ian Carter	138	Miss Elizabeth Smith
31	Mr E G Hill	85	Miss Diane Barker	139	Mrs Joanne Chapman
32	Mrs J Harlow	86	Mr Ian Fraser	140	<i>Miss Alice Franklin</i>
33	Mrs S Walker	87	<i>Mr Lawrence Highfield</i>	141	<i>Miss S Lewin</i>
34	Mr D Green	88	Miss Sally Lydon	142	Mr Simon O'Hare
35	Mr K G Cooper	89	Mrs Michelle Bingham	143	Mr Ben O'Hare
36	Mrs Patrica Peacock	90	Miss Anita Cox	144	Mr Mark O'Hare
37	Mrs L E Harvey	91	Mr Jon Evans	145	Mrs A Newcombe
38	Mrs Patricia Willson	92	Mr Brian Richardson	146	<i>Miss R L Felstead</i>
39	Mrs S Baum	93	Mr M Neale	147	<i>Miss F I Felstead</i>
40	Mr Neil Franklin	94	Mrs S Parr	148	Mr D K Christie
41	Mr John Franklin	95	Mr Christopher Taylor	149	Mrs C Turner
42	Mr Paul Walton	96	Mr C Hill	150	<i>Mr B Geary</i>
43	Mr D W Harding	97	Mr J B Hill	151	<i>Mr Cristopher Towers</i>
44	Mr David Ryan	98	Mr Rodney Bishop	152	<i>Mr Vaughan Snow</i>
45	Mrs Amanda Lewin	99	Mrs J Bentley	153	<i>Miss V E Johnson</i>
46	Miss Polly Snow	100	Mr Kevin Geary		
47	Mr Nicholas Ireland	101	Miss Diane Vesty		
48	Mr P Adcock	102	Miss Susan Cort		
49	Mrs Joanne French	103	Mr Richard Oliver		
50	Mrs C Ashford	104	Mrs Carolyn Hughes		
51	Mrs Michelle McGowan	105	Mrs T J Watts		
52	Mr Alan Cook	106	Miss J Cort		
53	Mr Kevin Ryan	107	Mr Jason Towers		
54	Mr Robert Fraser	108	Miss Alexandra Small		

Minutes of the Quarterly Meeting held on Wednesday 4th July 2007

Members

Mr Pawson took the chair; apologies were received from Mrs Benning, all other committee members were present, with a further 18 society members in attendance.

Minutes

Minutes of the previous quarterly meeting were confirmed and signed. Proposed by Mr M Osborne and seconded by Mrs J Goodwin.

Matters Arising

Mrs Goodwin asked if we were any further forward with the sale of the chapel. Mr Pawson said that the sale was still going through but solicitors are notoriously slow. Mr T Gee asked who was responsible for the land. Mr Pawson replied that it was the United Reformed Church, who had been written to on many occasions and asked to maintain the grounds, but all requests had been ignored.

Chairman's Report

Mr Pawson, as acting chairman for the evening, began his report by stating that the painting programme in Chestnut Avenue had been completed. This had not been a complete success this year as there had been a number of complaints. The contractors, Cyril John, had addressed these.

We have a lot more work and expense facing us at the moment with five empty properties on the estate. The time spent by our maintenance men on these puts back general repairs. We are looking at the option of bringing in contractors or a third maintenance man.

Because of finances, the exterior painting of the bottom half of Lilac Avenue has been put on hold, also our maintenance men have not been able to carry out the preparation work needed.

The lead replacement in Lilac Avenue is near to completion, we are now waiting for Severn Trent Water to make the final connections.

With regard to the spare land in Lilac Avenue and the land behind the shop in Laburnum Road, Mr Gee has kindly drawn up some plans to create a landscaped area that could be used by the tenants. These plans are available for anyone to look at, and any comments would be welcome.

Finally, there have been sightings of rats on the estate, the heavy rains have caused the drains to flood, and this could be bringing them out. We have been advised not to put out food on the ground as this will only encourage them to stay around.

This concluded the chairman's report which was proposed by Mr T Gee and seconded by Mrs J Goodwin.

General Business

Mr Pawson brought up the question of the Estate's web site and asked if anyone would have objections to the minutes of the Quarterly and Annual Meetings put on. Mrs Goodwin said that she would defiantly not like it. Mrs Vernon said that it might not be good as names are mentioned in the minutes. Mr Pawson said that it would benefit the shareholders; Mr T Gee was in favour.

Mr Pawson referred again to the empty properties and said that some committee members think that these should take priority, while others think tenants repairs should. Mrs Vernon said that it may be a good idea to bring in contractors to carry out work on getting the empty houses ready for new tenants. Mrs Goodwin said that to help things we would need a plasterer and labourer.

Mr Gee brought up the question of the land in Lilac Avenue, and suggested that it could be leased out to be built on. Mr Pawson said that we would not have control on what was built on the land. Mr Gee said that this could be agreed on beforehand. Mr Osborne thought that

builders would want full control. Mr Gee said that we would have income coming in; Mr Pawson said that this was an idea that could be looked into. He went on to say that it could be used for caravan storage; this would bring in an income.

Mrs Osborne said that we had had several suggestions to create a landscaped quiet area, so this is why it was looked into.

Mrs Goodwin said that everyone on the estate has gardens and she did not think that it would be used.

Mr Gee suggested that we purchase a Dictaphone, which would help the secretary at the meetings as she does not take shorthand. Mr Pawson asked if anyone would have objections to the meeting being recorded; there were no objections, the general feeling was that it was a good idea. Mrs Osborne pointed out that as soon as the minutes had been typed then the tape would be erased.

Mrs Goodwin asked why the committee had allowed a tenant to alter the boundary line of the garden to take someone else's.

Mr Pawson said that over the years several garden boundaries had been changed when a request had been made by a tenant. The one that Mrs Goodwin is referring to, unfortunately more garden had been taken that was not agreed to, this was now in the hands of the solicitor. Mrs Goodwin said that this was more expense to the estate now solicitors were involved.

Mrs Cook felt that most gardens on the estate were adequate and could not see the need to want anymore.

Mrs Goodwin went on to ask if we knew the legal requirement concerning the height of hedges.

Mr Gee answered this question by saying that normally the height of a hedge should be no more than 2 metres, but there are exceptions and each situation has to be assessed, as a formula involving distance from houses and light loss have to be taken into account. Mr Pawson went on to say that a complaint has to be registered with the council and a fee paid before a report of high hedges is investigated.

Mr Gee said that if there was a problem with overgrown hedges then surely the estate could do something about it. Mr Pawson said that it was hard to get some tenants co-operation, if they refused what further steps could the committee take.

Mrs Vernon suggested that we cut down overgrown hedges and bill the tenants in question.

Mr Ireland asked why we haven't got the powers to do what we want, Mr Pawson said that we have to abide by the laws of the land, and have to rely on the community spirit when it comes to what affects our neighbours. Mrs Bakker asked if new tenants should pay a bond that could be used if any cost were incurred cutting down hedges. Mr Pawson said that a bond of thirteen weeks rent is taken and held for five years, or until the tenancy ceases.

Mr Parr asked what would happen if you had a noisy neighbour. Mr Pawson said that the complaint has to be taken to the council.

Mr J Potterton said, on a lighter note, that it was brought up at the last meeting that it will soon be the centenary of the first house built on the estate, and was this to be marked by anything.

Mrs Bradshaw suggested an exhibition reflecting the history of the estate, other suggestions would be welcome.

Mrs Cook thanked the secretary for putting a notice on the gate to the backway, asking that it be closed quietly, this has had some success.

Mrs Osborne informed the meeting that there is a coffee morning on Sunday 29th July 2007 between 11.00am and 12.00pm at the estate office.

This concluded the business of the meeting and Mr Pawson thanked the members for their attendance before declaring the meeting closed at 7.45pm.