

THE LINK

"NOT GREATER WEALTH, BUT SIMPLER PLEASURES"

No. 103

July 1998

Firstly, our apologies if this newsletter sounds like a list of do's and don'ts but we are only passing on information about problems that have recently been encountered on the Estate. The more repairs that have to be carried out because of unnecessary damage, the higher the maintenance bill, which eventually means a rent rise will be inevitable.

Aerials. Damage has been caused to a roof causing major leaks, by a telephone company fixing an aerial to the chimney. If any outside contractors are carrying out work at your residence, please ensure they are using the correct equipment, i.e. crawler ladders must be used on roofs.

Trees. There have been several instances lately where mature trees have been causing problems to neighbours and damaging property. Roots have got under foundations and into drainage pipes. Would you please keep an eye on trees and plants at your residence to ensure they are not causing damage or a nuisance. Any new planting must be in a sensible position so problems do not occur in the future, either to yourself or a neighbour. As a guidance, any tree/shrub likely to exceed 6' in height should be planted 6' away from walls or drains.

Smoke Alarms. Please test your alarms on a regular basis. If you haven't got one, we strongly recommend you buy one. An early warning of fire can save lives and property.

Water Meters. Once a property is put onto a water meter the decision cannot be reversed. Therefore the committee have made the decision that, until further notice, permission will not be granted to fit water meters.

Building Extensions. Further to the recent letter regarding planning/building regulations, we enclose a copy letter from the Fire Service, for your guidance. Please be aware that failure to comply with regulations could invalidate the insurance cover.

Secretary. Iris Gaten has now officially retired and Emma Proud is now 'on her own'. Iris had 30 years experience at the job and she is therefore 'a difficult act to follow'. Please give Emma all the support you can while she is learning the job. It must be remembered that Emma is employed by Anchor Tenants Ltd. and does not make any decisions herself. Any work she carries out is on the instructions of the Committee. It seems unfair therefore that she recently received an unkind and untrue note from an estate resident. The Committee are not prepared to tolerate this and any further instances will be reported to the Police.

Traffic. There is concern that the planned Tesco store will create more traffic through the Estate. We believe that motorists will use the Estate as an easy route rather than Hungarton Boulevard. A letter has been received from Tesco giving their assurance that all construction/delivery traffic to the new site will only use the main route. When the work begins if you should see a vehicle using the wrong route then take the name of the firm and the registration number and report it to the committee. We have informed the County Council of our concerns and asked them to carry out traffic monitoring now so that numbers can be compared in the future.

Christian Aid. Mrs B Thompson sends her thanks to residents who donated to Christian Aid recently. £173 was raised.

Mr Lowe, 92 Laburnum Road. £86 was collected from Estate members which, at the family's request, was donated to the United Reform Church, Laburnum Road.

War Memorial. Mrs B Thompson has suggested placing a small plaque in the Memorial Garden in memory of Anchor Tenants residents who were killed on active service. If you know of any names please let Mrs Thompson know as she would not like to miss anyone out.

Grass Verges. Please do not use grass verges as parking spaces.

Gas Safety Checks. Tenders are now being considered for this year's gas safety checks. All houses with gas will be included. This is as a result of new guidelines given by the Health & Safety Executive.

Memorial Garden

Sunday 16th August 1998, 11am – 1pm.

Come and have a cup of tea and view the progress of the Memorial Gardens, Laburnum Road. The memorial book will be available for anyone to make entries. If it is raining please meet at the United Reform church rooms. This is your opportunity to relax with your friends and neighbours and catch up the news.

Iris' Retirement. Approximately £100 was collected from Estate members and she received some crystal glassware and a bouquet of flowers. The gifts were presented at the AGM by Mrs Shore and Mrs Luker.



Next Quarterly Meeting. 11th August 98. United Reform Church, Laburnum Road. 8pm