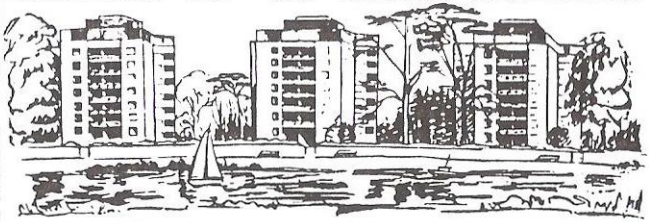
NEWSLETTER No: 88



THE ALBANY ASSOCIATION

Our previous newsletter was issued in March. You may feel that the time is right for another one.

The summer season has seen reasonably extensive use of the swimming pool. The new cover, eventually installed, is serving its purpose. Indeed, to the extent that your committee members are receiving enquiries about the level of heating. What do YOU think is the ideal temperature? Let one of the committee members know.

Vandals have not been too serious a menace so far this season. This is in some measure thanks to the barbed wire placed at the most strategic section on the river wall by Edmund Russell.

You will have received a detailed briefing on the excellently kept gardens by Frank Armstrong. The variegated colours, particularly with the roses, make a stroll round the Albany a delight. The gardeners are presently disposing of the garden refuse, thus obviating the problems with smells which have been a matter of some concern.

A garden party, enjoyed by the limited numbers that could attend at short notice, was held on Saturday, 18 July. It is hoped that a Sunday lunch-time event may be arranged for 6 September. A notice will be placed on the notice boards.

Advance notice is given of the AGM, which this year will be held on Friday, 30 October, again at Tiffin Girls School. A most important topic will be the management structure.

Any residents who have not left a front door key with the Janitor are exhorted to do so in the interests of safety. A recent incident, when the fire brigade was called, has served to highlight the importance of this.

May Bate of 26 York Court, has been extremely active in the Canbury and Riverside Association which promotes the enhancement of the riverside area. We are pleased to record that, in recognition of her services, she was recently presented with a gold-embossed certificate and a wall-plaque replica of Kingston's Coat of Arms.

The committee as a whole wish to congratulate the Board for their efforts in ensuring that the repainting exercise has been so effective and has been undertaken in general, by so little disruption.

The recent painting at the Albany has again highlighted the problems of the creepers, especially on the south face of York Court. Would those concerned - particularly residents in the south-facing flats of York Court - air their views to committee members? Before doing so, they might look at the north face of York Court, where the dead creeper remains an attractive feature, without the disadvantage of unrestricted growth.

Now that residents are appreciating the fact that greater use can be made of the notice boards, it may be of benefit to explain how the system works: Any resident wishing to advertise an item for sale should drop a note to the Hon. Secretary, either at 22 Brunswick Court or via the box at the Janitors Lodge. At the committee meeting following receipt of such a note (meetings are normally held on the second Monday of each month), approval is sought and then such notes as there are for that month are collated on headed paper and affixed to all three boards. Notices will be removed at the time of the next committee meeting allowing approximately 4 weeks selling time.

Deaths - sadly we record the deaths of
Mr R Weizer of 13 Brunswick
Mr L E Turner of 18 Brunswick

Welcome to new residents
Miss S L Brooking (Mrs Brooking's daughter) 2 York
John Williams & Lesley Sirrel - 22 York

Spell in hospital
We are pleased to see that two ladies who have recently had to spend some time in hospital, have returned fit and well.

Mrs Scriven - 17 York
Mrs Wormall - 19 York

NOTE FROM GEORGE NEWMAN, CHAIRMAN OF THE ALBANY RIVERSIDE CO LTD.

The New Council Tax – 1993

Mention was made in the last newsletter about this government proposal. Since then, enquiries have been made of the appropriate department at the council to ascertain when they were likely to notify all Kingston residents of the new valuation band on their property.

No details were yet available although they did say that they were hoping to circulate some form of questionnaire on the matter towards the end of September.

However, from recent comment in the press, it would appear that government leaflets are to be distributed to all householders next month explaining the new council tax. It is likely to be based on two-year old property values taking no account of falling market prices.

Homeowners will be able to discover their Tax Band (as shown in my last note) in December. Should they wish to appeal they will not be able to do so until next April and only then after the tax has been paid. Apparently the leaflet makes clear that 'A fall or rise in house prices generally will not be cause for appeal'. It would appear that single households are likely to get a 25% discount. We must await the arrival of these leaflets before any further comment can be made.

External Redecoration & Associated Repairs

This quite large contract is now virtually complete. An inspection will shortly be carried out by our surveyor to ensure all surfaces have been completed to his satisfaction, following which he will compile a comprehensive list of work still to be done which will be passed on to the contractor. There is a Defect Liability period of six months and 5% of their charge is retained for that period.

The work has been carried out with few trials and tribulations and it is hoped that all residents will agree that The Albany is once again looking in pristine condition.

Roofs - rain-water leaks

Ulster - Mrs l'Anson Banks has suffered the inconvenience of water leaking from the main roof. Both this roof and York are due for complete renewal within the next three or four years. However, in order to alleviate the immediate problem, a waterproofing compound on glass fibre matting will be spread over the affected area of No 29. This should last until the major work can be carried out.

26 York - Mrs Bate has also suffered a great deal of inconvenience through water leaking into one of her bedrooms. In this case it was due to a faulty installation of patio doors by Anglian Windows by not providing sufficient drainage channels. This has now been rectified and our surveyors have asked Anglian Windows for an explanation. Following a drying out period the renovation work to the ceiling is being carried out.

THE ALBANY ASSOCIATION

Chairman:	Mr D Higgins	13	York	541-0954
Hon Secretary:	Mrs A Sandford	22	Brunswick	546-2643
Hon Treasurer:	Mr H Parkinson	27	Brunswick	546-4142
Committee:	Miss V Abel	20	Ulster	546-4063
	Mr J Reed	1	Ulster	549-7073
	Mr E Russell	4	York	546-5713
	Mrs P Smith	23	York	546-1977
	Mr H Steinnes	12	Brunswick	546-7324

Responsible for editorial content of this issue : D Higgins
Design, lay-out, production and distribution : H Steinnes