



THE ALBANY ASSOCIATION

NEWSLETTER No. 79

April 1987

THE FREEHOLD

A message from the Chairman

I did, of course, report fairly fully on this subject in my circular letter of 8 April. Since that date however, I have had further discussions with Nabarro Nathanson, our solicitors, regarding the formation of "Albany Riverside Properties Ltd".

It is expected this company will be officially incorporated by the end of May, enabling the freehold to be purchased in early June. Following the appointment of directors and allocation of a share in the company to all contributing lessees, the next important matter will be to consider the restructure of existing leases.

A Cause for Celebration?

It has occurred to the Committee that when we have completed the purchase of the Freehold, the occasion might be worth celebrating. But how?

Some of the possibilities suggested include:

- * An evening garden party in our own grounds (but a marquee is expensive, and bad weather can turn the event into a costly disaster);
- * A buffet/finger supper/full dinner in a hired hall or hotel;
- * A hired boat for a river cruise, starting from near home;
- * Or just an informal bring-a-bottle-and-glasses get-together in our own garden that can be cancelled if the weather gets beastly.

We are making inquiries about possibilities and costs, and in due course the views of all residents will be sought in detail.

Meanwhile, this is something to think about. More ideas and suggestions welcome.

The Committee meets during the first week of every month. Soon afterwards, Mr Mike Thomas of Billinghamurst Higby-Chard, visits the Albany for follow-up discussions.

If there is anything you wish to bring to the attention of the Committee, please advise one of your Court representatives.

WHY "THE ALBANY"?

New residents may be interested to know why the Albany is so called. The Albany derives its name from the Dukes of Albany, a title that can be traced to the fourteenth century. The names of Brunswick, Ulster and York assigned to our three courts were titles assumed by the Dukes of Albany. During the reign of George III, the Albany Club flourished here. Queen Victoria made her youngest son Leopold (1853-1884) Duke of Albany in 1881. His son Leopold, Duke of Saxe-Coburg, forfeited his English titles in 1917.

The Federation of Private Residents' Associations

The Albany Association is now a member, having joined in January in accordance with the resolution passed at the annual general meeting in November. Through the Federation we have obtained much useful information, especially regarding the purchase of freeholds and the problems of leaseholders with bad landlords.

THE GARDENS

After the onslaughts of winter frosts and spring gales, the gardens are gradually getting back into shape. Many shrubs were lost in the severe spells of the 1985/86 winter. Mr Van-der-Vyver, plant expert from Petersham Nursery, visited the grounds and advised on replacing the losses and filling the gaps.



The much-admired pampas grass, lost during the operations of re-building the riverside wall near the pool, has been replaced with another - but not yet big enough for the ducks, who like to nest under it if they get half a chance!



The border along the top of the wall has been re-planted with 45 rose bushes in three colours. The alternative idea of planting thick-set shrubs, such as prickly berberis, to discourage intruders, was abandoned because it would have obstructed the view from ground-floor flats.

Since last summer the lawns have been given three special treatments; a fourth is due soon.

Gales did much damage to the cedars and uprooted two forsythias - but it could have been worse.

THE SWIMMING POOL

A call for Volunteers

For the last few years, in April and early May, the swimming pool has been drained and cleaned for its annual maintenance before being "opened" for the summer season. Bad patches were made good, and after they had dried out, the whole of the inside of the pool was repainted by Mr Webb.

But this year it's going to be necessary to carry out a major operation. The old SPC coating of a soft chlorinated rubber type, applied some years ago, is now badly breaking up.

Cementone, the firm which makes pool coatings, advises us that we must strip all this old coating off the cement walls, otherwise applying the new paint will be a waste of time - it just wouldn't stay on.

So it would be appreciated if we could muster some volunteers as soon as possible to help with the stripping. Please advise Alan Spong, of 14 Ulster (tel. 546 3993) if you are willing to lend a hand. If you have had previous experience of stripping walls, and own a stripping tool, that would obviously be helpful. The weather is the main enemy of this type of operation, so volunteers should be prepared to be called on at short notice.

Footnote The modified golden floodlight installed for security reasons over the "dark end" of the pool area, has been welcomed by residents of the lower floors of Ulster.

PEOPLE

Sadly we record the death of Mr D M Strauss a month after moving into 12 York. Our sincere condolences to his widow, Mrs Ilse Strauss and her family.

Welcome to the new residents who have arrived since the last News Letter: Mr and Mrs L F Turner, 18 Brunswick and Mr and Mrs M G Schaafsma, 21 Brunswick.

Mrs Freda Taft, lately of 18 Ulster, who entered hospital last November, has been transferred to Arundel Hopse private nursing home, 108 Ditton Road, Surbiton. She is very ill.

Mr H D Keen, 1 York, has kindly agreed to take over from Mr G Newman as his Court's representative for Neighbourhood Watch.

Congratulations to Mr Paul Temple, 16 Ulster, who has just won the Augustus Lunn Award for the best oil painting in Molesey Arts Society's 28th Spring Exhibition. This follows his success as one of the four top prizewinners in the national Laing Painting Competition, which had 697 entries. Also thanks to Paul for his delightful illustrations in this News Letter.



NEWS LETTER

If you have any item which you think would be of interest for inclusion in the next Newsletter, please drop a note of it to your Committee representative, or to the Secretary;

HOUSEBOATS

The threat of houseboats up to 60ft long being permanently moored two abreast at Canbury Gardens (opposite the island) is causing growing concern to local residents. The moorings would involve a building on-shore, sewage and refuse disposal and supply services and parking places for cars belonging to the houseboats, all on public recreational land.

The Albany Association registered its objections with the local Planning Officer at the outset. Since then a petition signed by 270 residents in the immediate neighbourhood has been submitted to Kingston Council.

Mr Richard Miles of 6 Homington Court, is co-ordinating protests from various river-using organisations, including rowers, fishermen, and sailors. Residents who wish to add their personal protests should write to the Planning Officer at the Guildhall, or to Mr Norman Lamont MP, or to their Ward Councillors.

LIVING TOGETHER

. . . . in peace, means all observing our own rules. These messages and reminders have come to the Committee, with the request that they be passed on:-

- * Please make sure the front door, main entrance is always closed behind you; ditto the gate in the garden wall. The latter is often found half open, an invitation to strangers to come in.
- * Please keep dogs on leads, and don't let them spend their pennies in or on Albany property.
- * Games involving racquets and balls should not be played in carports.
- * Some TV/radio/record players are too loud, annoying other residents. Please keep volume down to a reasonable level.
- * And please don't put food out for the birds - it attracts vermin. Also it attracts birds to the balconies, where they can make a nasty mess. Which leads us to

PIGEONS

encouraged by scattered food. The pigeon population is increasing alarmingly, causing extra annoyance to upper floor flats, especially those near trees. We are seeking advice from the Pest Control Department on how to deal with this nuisance.



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