

RELIEF FOR YORK RESIDENTS

SOIL STACKS

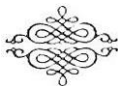
This Newsletter has been delayed in order to bring Association members up-to-date with the serious problem of the leaking soil pipe in the toilets at York Court. Seven residents have suffered considerable inconvenience and distress from the leaks for some time and must have been relieved when emergency work started on their flats on January 7th.

Mr. Mike Horne, the chartered surveyor involved in the contract, which is costing £18,500, tells me that the work should be finished in about a month's time. It is a complex job. The copper piping from the seventh floor to the ground floor has to be replaced by cast iron pipe. This is the source of the trouble. When the Albany was designed, washing machines and dish washers were not universal and the design did not accommodate for thermal movement. As a result of the expansion and contraction of the copper pipe fractures have occurred at various bends and joints. Hence the leaks.

It is understood that there is a limited amount of the same trouble at Brunswick. Let's hope we are not faced with another £18,000 bill there!

ROOFING

The roofing repairs at the three courts, which cost £55,000, have been completed since the last Newsletter. No. 25 Brunswick still has trouble and needs attention. We have a 10-year guarantee from the Paramount Asphalte Co..



CAR PORT SECURITY

The double garage door project, regarded by many as an aid to the car port security here, has been abandoned. When I started the investigation more than six months ago into the possibility of converting the car ports into double garages, I suggested that given goodwill and co-operation the difficulties could be surmounted.

Encouraged by the support of the annual meeting and the fact that 47 residents had expressed an interest - only 16 said "No" - I organised the temporary installation of a Garador double garage door. A considerable number of elderly lessees neither owned nor drove cars so the response of 47 residents represented a majority among the 90 flat owners. Most car owners who tested the "double garage" seemed to think it was practicable.



Your committee subsequently received a letter from the Board of the Albany Riverside Co., Ltd., the landlords you elected, informing us that they "would not view unfavourably any scheme provided certain considerations were met".

Unfortunately, the Board's solicitors regarded the legal documentation involved as "potentially a complicated task" and estimated that legal costs to residents retaining the same car port would be some £450 per lessee. For residents who would have to swap car ports the estimate was nearer £600 per person!

This would, in effect, double the costs of the project from £900 to £1,050 per person. My legal adviser agreed that the legal variations of the leases were complicated but not insurmountable and he thought the costs quoted by the Board's solicitors as "a bit high". I felt they could be reduced.

However, in view of the work and time, and the higher costs involved, I felt we had reached the end of the road - and your committee agree. But the question of car port security will not go away.



DO NOT FEED THE BIRDS!

Residents are requested not to feed the birds for it only encourages them to cause a mess on the flat balconies.

GARDEN SUB-COMMITTEE

Although he has retired from the general committee, Mr. Frank Armstrong (Brunswick) will continue to be the chairman of the Garden sub-committee, whose members help to keep the lawns and flower beds in such good order.

ANNUAL MEETING

Some reminders of decisions at the Association's annual general meeting held at Tiffins Girls' School, Kingston, on Thursday, 25th. October, 1990. A revised Constitution was accepted and in future the Association will deal with all aspects of the Albany management, leaving the Albany Riverside Company Board to deal with technical matters relating to the company and the freehold.

Membership of the Association is now automatic for all Albany shareholders and the subscription fee is abolished. Operational costs are treated as a management expense.

Only 57 voting papers were received for the Association committee election, with one spoiled paper. That was around a 50% response - very disappointing.

Thanks were expressed to Frank Armstrong, Peter Clarke and Alan Spong, who had retired from the committee, for their hard work and dedication over the years. On the residents' behalf, Mr. Spong, who had been in charge of the swimming pool, presented Mr. Clarke, a committee member for 15 years and an ex-secretary, with a radio player while Mrs. Pam Smith, our chairwoman, presented Mr. Edmund Russell with a golf driver as a token of the Association's gratitude for all his voluntary work on maintenance and repairs. Mr. Fix-it has saved The Albany flat-owners hundreds of pounds.



GARDEN PARTIES

Although it was an excellent summer, we were unlucky with the garden parties. Both had to be cancelled because it was either too windy or too wet. We did eventually hold an impromptu party on Sunday, 26th August, and very pleasant it was, too. But, as Mrs. Brenda Lewis had pointed out at the annual meeting, it is too risky to pre-arrange garden party dates in this country and in future your committee intend to organise them in good weather spells, giving residents a week's notice, or less, depending upon the weather forecasters:

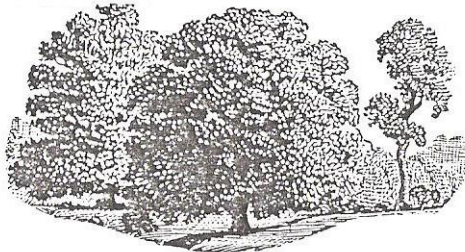
SWIMMING POOL

It was the best summer for years in the pool with the water temperature, at times, reaching 80-81 degrees. Everyone enjoyed it. The Dolphin robot cleaner proved a wise investment. The existing filter may have to be replaced, but not before it has been opened up and inspected. The pool cover shows signs of wear and tear, although only purchased in 1988, and it may be necessary to change to a lighter weight cover next season, but it could last another summer. Mr. Spong reported that over the 18-week season the cost of heating was £863.00. That is £9.58 per flat or, in other words, 53 pence a week. No-one can complain about that.



DOUBLE GLAZING

In view of the anticipated external and internal redecoration of the flats in 1992, the question of double glazing of windows is being considered.



Many residents have already had their windows double glazed. Others may wish to do so by 1992. If your committee can establish the number who may want to change, it is felt that a block approach could be made to Anglian Windows and a substantial discount obtained. Would you, therefore, kindly complete the proforma enclosed

with this letter and return it to the Association mailbox or give it to a member of the committee.

INSURANCE

You should be hearing soon from The Regent Insurance Services Ltd., who act as broker for the Albany Buildings insurance which is placed with the Norwich Union. They are prepared to negotiate a group personal contents insurance deal with the Norwich and give you a comparative quote with your present insurer, if you wish.

NORTH KINGSTON CENTRE

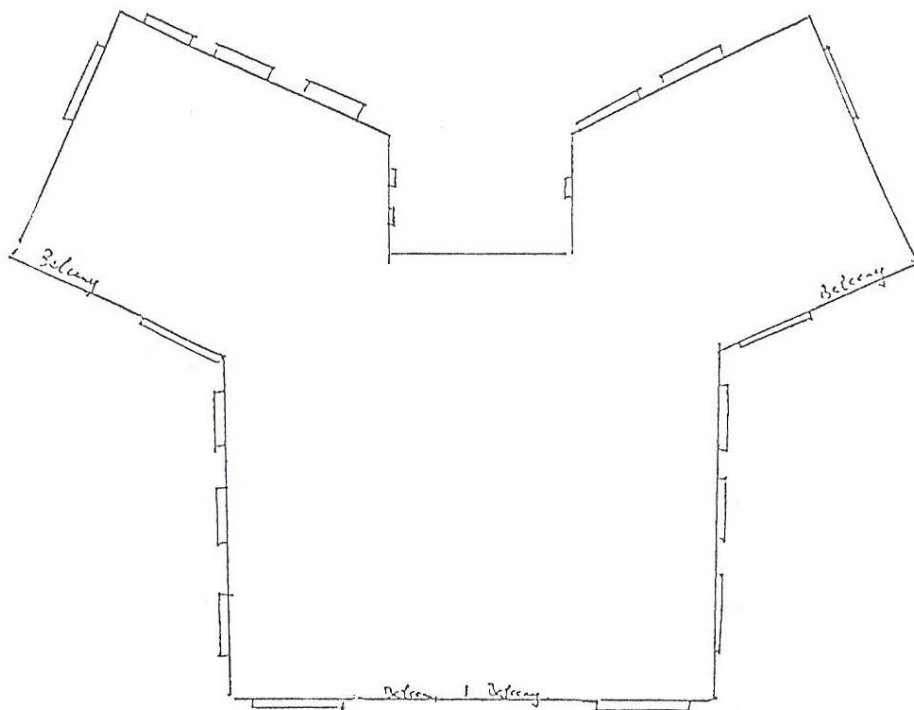
The Kingston Council's proposal (or perhaps one should say the Education Committee's scheme) to sell off the North Kingston Centre and replace it with a Sainsbury's supermarket has created a storm in this area. The sale to Sainsbury's would raise £15 million, it is reported, and a special meeting of the Education Committee on 11th. February will finally decide whether the North Kingston Centre (the former Tiffin Girls' School) is surplus to educational requirements.

The three options presented to the public so far are: 1. Retention of the North Kingston Centre. 2. Housing. 3. Supermarket. And there are suspicions that Kingston Council have already had negotiations with Sainsbury's. A lively consultative meeting in January, attended by around 300 local residents showed where the public's sympathy lay. While it might be very convenient for Albany flat dwellers to walk across the road or even drive the short distance to a supermarket on Richmond road, a 500-car park and the frequent visits of huge supply lorries would only add to the congestion we already get at different times of the day. The traffic problem would be horrendous. Apart from the fact that it is a residential area, the livelihoods of all the small traders on Richmond road and Ham Parade would surely be in jeopardy.

SPRING CLEAN

There is a national spring clean weekend on 19-21 April. And in Kingston's environment events programme there is a pat on the back for those concerned with the quote "Leading the way in Kingston are CARA (Canbury and Riverside Association), Kingston Civic Society and Norbiton Residents' Association, who have already pledged their support. Interested? Ring 081-549-7065.

Address: No. Brunswick/Ulster/York



1. Please insert 'Yes' or 'No' against each window and balcony to indicate whether double glazed or not.
2. Double glazing company: Anglian or
3. Kindly place the completed paper in the Association's mailbox at the janitor's lodge, or give it to a committee member.
4. Comment

January 1991

WATER METERS

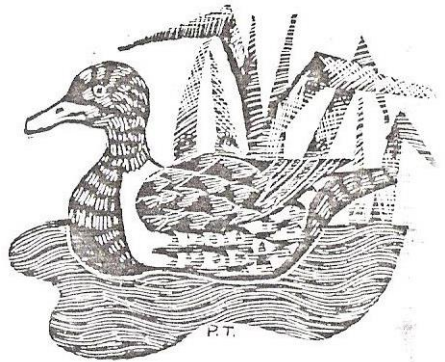
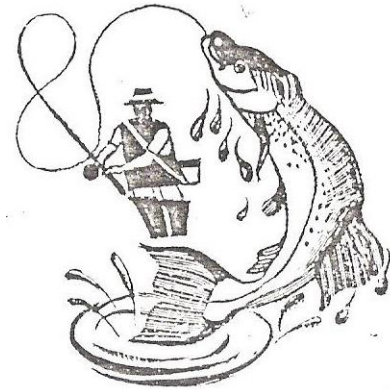
Mr. Desmond Higgins (York) found, after investigation, that it would be impractical for each flat to have its own water meter so the idea was discontinued.

SKY TV/CABLE TV

The committee accept that a rash of satellite dishes would be unsightly at the Albany and do not countenance their introduction here, but it is understood that Cable Television will be reaching this area in 1992 and come under consideration.

NEWSPAPER DISPOSAL

Loose newspapers and other rubbish put down the chutes have presented problems for the janitor, Mr. 'Fred Brazier, recently. Residents are requested to leave newspapers in the chute rooms where they can be collected by Mr. Brazier. Potato and other peelings should be wrapped up in bags before disposal in the chutes.



GARDEN GATE SECURITY

Your committee have discussed the subject of trespassers who use the gardens as a footpath to Lower Ham Road and the River Thames. One solution could be the fitting of self-closing mortice locks to the two garden gates and the issue of keys to residents. A close watch will be kept on this abuse when Spring approaches.

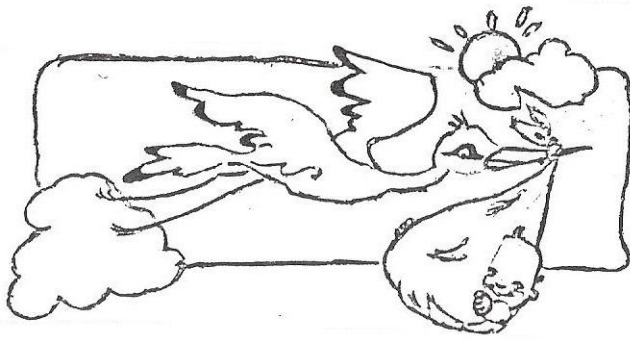
ACCIDENT

Members will be happy to know that Mr. Hugh Parkinson (Brunswick) has recovered from the effects of an accident in the service road of the car ports last December, when he was involved in a collision with a car. He was fortunate to escape with severe bruising and shock. Hugh is a former chairman of the Association.

LIGHTING

Lighting was not a factor in this accident, but some residents have expressed concern about the lighting generally in the car ports area and it was agreed that the bulkhead lights should be switched on as an aid to car security. Certainly the increased brightness seems to be beneficial.

A survey of the Albany's exterior lights has also been carried out. Many were in an unsatisfactory condition and Mr. Russell is preparing a sample shade to fit to units where required.



BIRTH

A birth is a rarity at the Albany. Your hon. treasurer, Linda Loughhead, gave birth to a daughter. Rebecca Anne (8lbs 1oz.) at Kingston Hospital on 10th December. Congratulations, Linda and Chris.

DEATHS

September, 1990 - Mrs. Eileen Holland (Ulster)
December, 1990 - Mr. L.N. Ambrose (York)

OFFICERS AND COMMITTEE

Mr. Desmond Higgins (York), who is also taking charge of the swimming pool, is the new chairman in succession to Mrs. Pam Smith (York). Mrs. Smith, when she took office, made it clear she would be chairwoman for one year only and a very able job she made of it.

Chairman:	Desmond Higgins	York	541 0954
Hon Secretary:	Helen Sandford	Brunswick	546 2643
Hon Treasurer:	Linda Loughhead	Brunswick	546 3699
Committee:	Margaret Parkinson	Brunswick	546 4142
	John Reed	Ulster	549 7073
	Edmund Russell	York	546 5713
	Pam Smith	York	546 1977
Co-opted (also Minute Secretary)	Vivienne Abel	Ulster	546 4063
Janitor	Fred Brazier		546 3807