

WINCHESTER WORKING MEN'S HOUSING SOCIETY

TENANTS'

NEWSLETTER

ISSUE 10

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AUTUMN 2021



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Although we were really pleased to launch the Society's website recently (find it at wwmhs.org), we know that our newsletters are also a useful way to check information or hear latest news. You can also find back-issues of the newsletters in the "About" section of the website. If you would like to know each time we add a news item to the site, please sign up to receive our email alerts on the homepage. Please tell us of any other useful information you would like to find on the website; but don't worry, if you don't use the internet we will always use other methods as well to tell you about anything important.

We hope you particularly enjoy the cover photo this time – a wonderful and unusual view of the area.

With best wishes from us all,

Mrs Sally Moger
Chief Executive/Secretary

PLEASE WATCH OUT FOR...

We wanted to share some concerns that residents and visitors have mentioned to us in recent weeks, including:

- Please retrieve your glass collection boxes as soon as you can, so they don't cause a trip hazard particularly when darker evenings return
- Be watchful for bogus meter readers or other callers. If in doubt, do not

let an unexpected caller into your home

- Always lock your car, whether at the kerbside or off-road. There have been thefts from unlocked vehicles in the area
- Use the estate footpaths sensibly. They are for pedestrians and are not suitable for riding scooters or bicycles, either manual or electric

THE REGULAR CONTRACTORS THE SOCIETY WORKS WITH

For regular and recurring types of work, the Society uses a small number of contractor firms including Gascare (boilers and heating systems), and the Wessex group of specialists (including electricians, and general repairs). New faces include Idverde (grounds maintenance), and the

Pro- group (Prokil and ProRoofing). Sometimes there is a need to use other firms; your Tenant Order Confirmation will tell you who has been assigned to your repair, but if you are ever in doubt about whether a maintenance worker or inspector is genuine, please check with us.

INCREASE IN RENT 2022

The next time the Society's rents will change is with effect from 6th February 2022. We will write to all our tenants as

usual with details of how the change will affect them; all rents will rise by 1.5% in line with national Regulation.

GREEN ENVIRONMENT

We were very pleased to learn that Hampshire Highways (part of Hampshire County Council) are planning to plant a dozen or more trees along the grass verges of 1-75 Milverton Road. This will take place during the main planting season October 2021 to March 2022, including ornamental flowering cherries, hawthorns, pears and crab apples, as well as ginkgos and field maples.

The trees will be selected as appropriate for their locations, and Highways will maintain the trees for 3 to 4 years after planting, after which they should be able to continue growing without further intervention. However, it will be very beneficial if during spells of hot or dry weather, local residents would like to assist by giving the trees a heavy weekly watering (a bucketful) to help them flourish.

CATS AND WILDLIFE

Sometimes householders want to discourage cats, pigeons or other animals from their gardens. Please heed RSPCA guidance in order to avoid injury to animals, and potential prosecution by the RSPCA for harm for which you would be held responsible.

Refer to the Animal Welfare Act 2006 for more details.

KEEPING YOUR HOME IN GOOD WORKING ORDER

- *Keep your loft empty of possessions. Attics in Society homes are not suitable for storage of heavy or bulky items, which might also suffer damage from pests or the effects of unheated spaces. Unimpeded access is needed to make*

maintenance and safety inspections, or to carry out improvements such as additional insulation.

- *Painting, decorating, and wallpaper. Seek our advice before stripping wallpaper for redecoration, to minimise possible damage to plaster. Use the correct paint for moisture-prone areas like bathrooms and kitchens. If you are using tiles on floors or walls, think about how they can be removed or replaced in future without causing damage to the surfaces underneath.*

- *Floor coverings. The Society provides floor coverings for your kitchen, bathroom and rear lobby. You have responsibility for floor coverings in other parts of your home, but please ensure these can be lifted to give access to wooden floorboards underneath. Make sure you don't damage skirting boards or doors. Please ask us if you need advice.*
- *For major DIY projects indoors or outdoors, always check with us first to obtain a formal tenancy permission.*

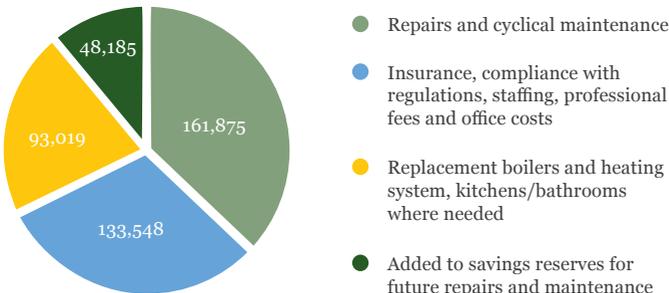
SOCIETY FINANCES

This income chart shows the total rent, service charges and investment income the Society received in the years 2011 to 2020. In line with regulatory guidelines, in February 2020 rents were decreased by 1% for a fourth and final time, and from February 2021 were increased by 2.7%. The guidelines helps us generate enough money to pay for repairs now and in future, while protecting tenants from large annual rent rises.



Taking 2020 as an example, the resources chart shows how cash generated in a year was spent. This relates to all 92 homes owned by the Society. We use our charitable resources responsibly, maintaining and improving the properties we own so that they provide decent homes both now and in the future.

WWMHS RESOURCES IN 2020



CONTACTS

TO REPORT REPAIRS
repairs@wwmhs.org,
and check our website
and guidance

CHIEF EXECUTIVE
sally.moger@wwmhs.org

FINANCE OFFICER
fiona.beckett@wwmhs.org

PROPERTY MANAGER
pete.lillywhite@wwmhs.org

*Staff work remotely most
of the time, so please do
not use the landline 01962
841545 for urgent matters.*

GAS AND CARBON
MONOXIDE LEAKS:
0800 111 999

EMERGENCIES ONLY:

**Electrical
and building/
plumbing repairs:**
01747 852878
(Wessex Group)

**Gas and
heating systems:**
02380 516611 or 0330
9993456 (Gascare)

**Winchester Working Men's
Housing Society.**

Registered Office: 6a Ronald
Bowker Court, Greenhill Road,
Winchester, SO22 5EA.

Website: www.wwmhs.org

A charitable Registered Provider of
social housing. Reg number: 5338R.