

WINCHESTER HOUSING SOCIETY

TENANTS'

# NEWSLETTER

ISSUE 12

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SUMMER 2023

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## IN THIS ISSUE:

- *Please keep gardens tidy and safe*
    - *Car parking reminders*
  - *Using an order number (Repairs)*
  - *Battery Safety*
  - *Rents in 2024*
  - *Pets and wildlife*
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## ELECTRIC VEHICLE CHARGING

EV charging is difficult in towns and cities where many householders do not have their own parking at home. The extra electrical power needed for public charging is controlled by local Distribution Network Operators. In partnership with a County Council initiative, the Society is reviewing and working on ways it might be possible to make EV charging available on the Estate for all our tenants and residents.



## CAR PARKING

Some Society homes have a driveway, but most of our residents use City Council resident roadside permit parking or an allocated Society car parking space. Please help to avoid frustrations and difficulty by taking care not to obstruct other drivers or pavement users, and ask your visitors to do the same. There are roadside areas a short walk from the Estate which allow short periods of permit-free parking; always check the signs before leaving your car.

## BATTERY SAFETY

Lots of devices need electrical charging, including e-scooters and e-bikes, vapes, power tools, mobile phones and other tech. Always make sure your charger meets safety standards and is well maintained, and do not carry out charging (especially overnight) anywhere that could block your escape if there was a fire.

It's been a warm and dry early summer, with a lot of garden growth in recent weeks. To avoid disturbing nesting birds, Idverde will carry out more vigorous pruning of hedges (outer sides and tops) a little later in the year, with only light trims at first. Gardening tips and reminders are included in this newsletter, and we ask all our householders to help keep the Estate area looking green and pleasant.

The Society's Annual Report for 2022 will be distributed to all homes, including news from our Tenant Satisfaction Measures planning. You can also find copies on our website, and please consider signing up for Email Alerts each time we post a new announcement on the site.

**Mrs Sally Moger**  
Chief Executive/Secretary

## PETS AND WILDLIFE

All our tenancy contracts require tenants to obtain permission from the Society before keeping pets and animals. This gives us the opportunity to offer advice and guidance, including reminders about the responsibility that pet owners will have to prevent nuisance and damage. Additional problems in hot weather include offensive

smells from animal waste or food/bedding. At any time of year, putting out food for birds and wildlife also risks attracting pests and vermin if the area is not carefully monitored and kept clean and tidy. It's a careful balance between supporting nature, and being considerate towards neighbours and local people.



## OUTDOORS AND GARDENS

Here are some pros and cons about garden surface choices, and how to keep them tidy:

	GOOD POINTS	BAD POINTS
Real grass - cut	Natural, green, soft surface	Needs cutting, weeding, watering
Artificial grass - rinse	Lower maintenance	Can be slippery or poorly drained
Paving slabs - scrub	Neat, good for hardstanding	Must prepare the surface first
Concrete – sweep/scrub	Can cover up irregularities	Difficult to remove, prevents drainage
Shingle or gravel - rake	Attractive in smaller areas	Needs weed control, pets can soil it
Decks – wood treatment	Less permanent than concrete	Tricky to install, will decay, slippery

Not a complete list! If you are thinking of making changes to surfaces in your garden, you must request the Society's written permission first. We can help you decide what's best for your home and household, and will then confirm or decline permission in writing as well as setting out any relevant advice. This also applies to sheds/stores, playhouses, ponds and other garden features.

## WHEN WILL MY REPAIR HAPPEN?

*Have you told us about a repair that needs doing, but don't know what is happening about it? The relevant contractor should ring you to arrange the work, but if we've given you the Order Number and the contractor's details, you can also contact them yourself to book the work. If we haven't sent you information or Order Number yet, please feel free to get in touch with us to check on progress. You can report non-emergency repair needs or seek advice using:*

- The website "Request a repair" form at [wwmhs.org](http://wwmhs.org)
- Dedicated email [repairs@wwmhs.org](mailto:repairs@wwmhs.org)
- 07884 248380 (not 24 hour), with answerphone

*For genuine emergencies only, direct numbers are:*

- Electrical, plumbing and building repairs at Wessex Group 01747 852878
- Gas and heating systems Gascare at 02380 516611 or 0330 9993456

### CHIEF EXECUTIVE/ SECRETARY:

[sally.moger@wwmhs.org](mailto:sally.moger@wwmhs.org)  
07884 248357

### PROPERTY MANAGER:

[pete.lillywhite@wwmhs.org](mailto:pete.lillywhite@wwmhs.org)  
07884 248380

### FINANCE OFFICER:

[fiona.beckett@wwmhs.org](mailto:fiona.beckett@wwmhs.org)

*The office landline is not staffed 24 hours so please only use 01962 841545 for non-urgent matters.*

**Winchester Working Men's  
Housing Society Limited  
trading as Winchester  
Housing Society.**

### REGISTERED OFFICE:

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

*A charitable Registered  
Provider of social housing,  
number L2732. Company/  
Mutuals Registry IP05338R.*

## RENT CHANGE IN FEBRUARY 2024

*The Society's rents are subject to regulation, and Government has put in place a special 7% ceiling nationally for any rent increases made during the year to 31 March 2024. It protects tenants from the high current rates of general cost inflation. This means the Society's annual rent change in February 2024 will be by no more than 7%, and as usual we will write to everyone well in advance to set out details of their new rent.*

