



WINCHESTER WORKING MEN'S HOUSING SOCIETY



TENANTS'

NEWSLETTER

ISSUE 06

EST. 1912

CHRISTMAS 2018



As the colder weather starts to bite, the sunny Summer seems a long time ago!

WITH SEASONS GREETINGS

With warm wishes for Christmas and New Year, from everyone at Winchester Working Men's Housing Society.

In this issue, find news of the reduction to rents taking place in February 2019, annual gas safety checks, a financial summary, Winter reminders, and how you can help Winchester Churches Nightshelter.



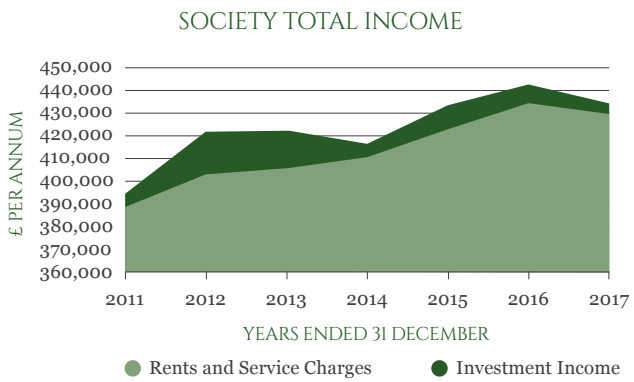


At the Tenants' Association AGM in June this year, there were a number of questions about the history, finances and purpose of the Society. We hope the information sheet distributed to everyone in July has helped answer those points, and we have also included some financial information in this newsletter. The Society's official year-end is 31 December, so we will put more details about 2018 in a newsletter next year. On page 3 there is a reminder about how to report repairs over the Christmas and New Year holiday period. On behalf of the Management Committee, our contractors, Kevin, Fiona and me, I would like to wish everyone a happy and safe few weeks as 2019 approaches.

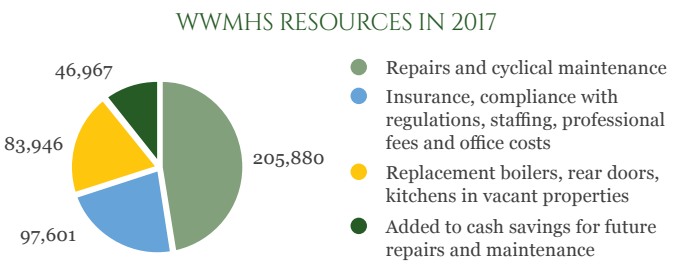
Mrs Sally Moger
Chief Executive/Secretary

SOCIETY FINANCES

This income chart shows the total rent, service charges and investment income the Society received in the years 2011 to 2017. There is a drop in resources in 2017 due to the 1% rent reduction, which will be repeated again until 2020. This was a nationwide cut imposed in the social housing sector, to try to reduce the amount of housing benefit that is needed across the country to cover rents. The Society does not have any other sources of income, and we have to carefully manage rent levels and changes so that we generate enough money to pay for repairs now and in future, while ensuring that tenants do not suffer large rent rises from one year to the next.



Taking 2017 as an example, this resources chart shows how cash generated in a year was spent. This relates to all 92 homes owned by the Society. As a charitable organisation, we are required to manage our resources sensibly and responsibly, and look after the properties we own so they can be used to provide homes both now and in the future.





REPAIRS AND CHRISTMAS COVER

The Society and maintenance contractors are closed after 21 December to 2 January. The following numbers are available for Urgent Emergency use only:

Plumbing/General Building:

Bartrams 07917 507180

Urgent major leaks or failures only

Total heating or
hot water failure:

Gascare

02380 516611 or 0330 999 3456

If you have other forms of heating and hot water (eg: immersion) you should wait until the next working day to report the problem.

Total electrical
power failure:

Wessex Response

01747 852878 (will route to call centre out of hours).

Remember to check your fuse box, or see whether there is a power cut in the area affecting your neighbours too.

If you smell gas or
suspect a gas leak:

Southern Gas

Networks 0800 111 999 (public service)

If you suspect a
carbon monoxide
leak:

Southern Gas

Networks 0800 111 999 (public service)

Urgent emergency repairs are **ONLY** those which are so serious that they need to be attended to before the start of the next working day. You can report non-urgent repairs during the closure period by posting a yellow form, using the repairs@wwmhs.org

email address, or leaving a phone message on 07434 174172; these will be picked up and scheduled after 2nd January. Please always leave an up to date contact phone number (and an email address if you have one) so that access to your home can be arranged.

WINTER REMINDERS

- Keep spare batteries and light bulbs so you can easily replace them when needed.
- Have a working torch available in case of power cuts.
- Keep heating on a low setting during cold weather if you are away from home.
- Make sure you know where your fuse box is, and how to turn off your water if necessary.
- Remember fresh air and ventilation are important, even when it is cold.
- Try to keep your paths clear of ice and snow, and help neighbours who might struggle.
- Please ask us, if extra handrails around your home would help keep you mobile.
- Isolate any outside taps and leave them open, to prevent frost damage.



GOOD NEIGHBOURS

GAS SAFETY



Our regular gas contractor, Gascare, has started to contact all households to arrange the annual inspection and certification of the gas heating and hot water systems in your homes. If you own a gas cooker or have installed your own gas fires, Gascare may also inspect those and will advise both Society and tenant if your appliance appears unsafe, so that you can arrange a repair. These checks are very important, so please respond to Gascare when they contact you. If you think your check is due but have not heard anything, please contact Kevin so he can follow this up.

2019 RENTS

At the start of February, all Society rents will again reduce by 1%. All tenants will receive a personalised letter advising about their new rent, but if you are not sure what you need to pay, please contact Sally or Fiona in the office.

SUPPORT A VITAL LOCAL CHARITY



Winchester Churches Nightshelter has very deservedly received The Queen's Award for Voluntary Service. Please consider helping this wonderful local charity with its work giving practical support to homeless people, which includes direct access emergency accommodation. The Nightshelter is looking for donations of suitable Christmas gifts for residents, such as small denomination shopping, coffee or cinema vouchers, Gloves, or Handmade Christmas Cards. Visit their website to find out how to volunteer your time or expertise throughout the year, or how to donate funds or useful items. www.wcns.org.uk

CONTACTS

MAIN OFFICE
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FINANCE OFFICER
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PROPERTY MANAGER
kevin.rigiani@wvmhs.org

TO REPORT REPAIRS
repairs@wvmhs.org and
07434 174172

TENANT
REPRESENTATIVES ON
THE MANAGEMENT
COMMITTEE

Mr Mike Brady
47 Milverton Road

Mr Ray Pearce
23 Cheriton Road

Mr John Le Riche
35 Milverton Road

Winchester Working Men's Housing Society.

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Website:
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A charitable registered housing
provider. Reg number: 5338R.

